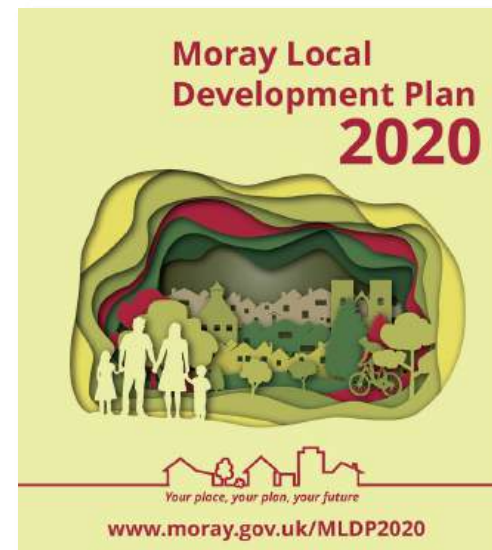
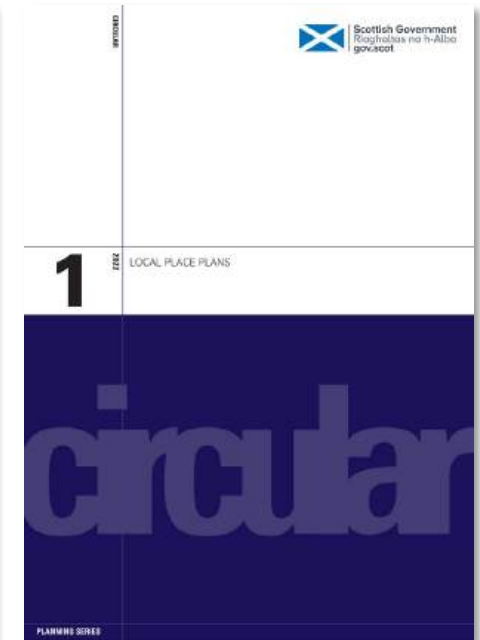


# FINDHORN VILLAGE 2035 - LOCAL PLACE PLAN



# LOCAL PLACE PLANS - AN OVERVIEW

- **New National Planning Framework 4 in place** (NPF4) which embeds Local Place Plans into Planning Policy.
- **Local Place Plans** – a new planning process which invites communities to shape the future development of their area.
- **Moray Council Local Development Plan 2020** is to be updated. Local Place Plans are an opportunity to influence and inform this.
- **A Local Place Plan can identify opportunities and needs in the Village** leading to the development of Priorities and associated Action Plan.



# LOCAL PLACE PLAN - AN OVERVIEW

An **expression of community aspirations and solutions** which can influence local planning policy and priorities for future development in the area, as well as help the community deliver its own projects.

A **proposal by a community about the development or use of land within their local area**, describing what changes people want to see made to the local authority's LDP for the area;

Includes a **Spatial Vision** for the community that maps where changes will happen and an **Action Plan** laying out how changes will be delivered.

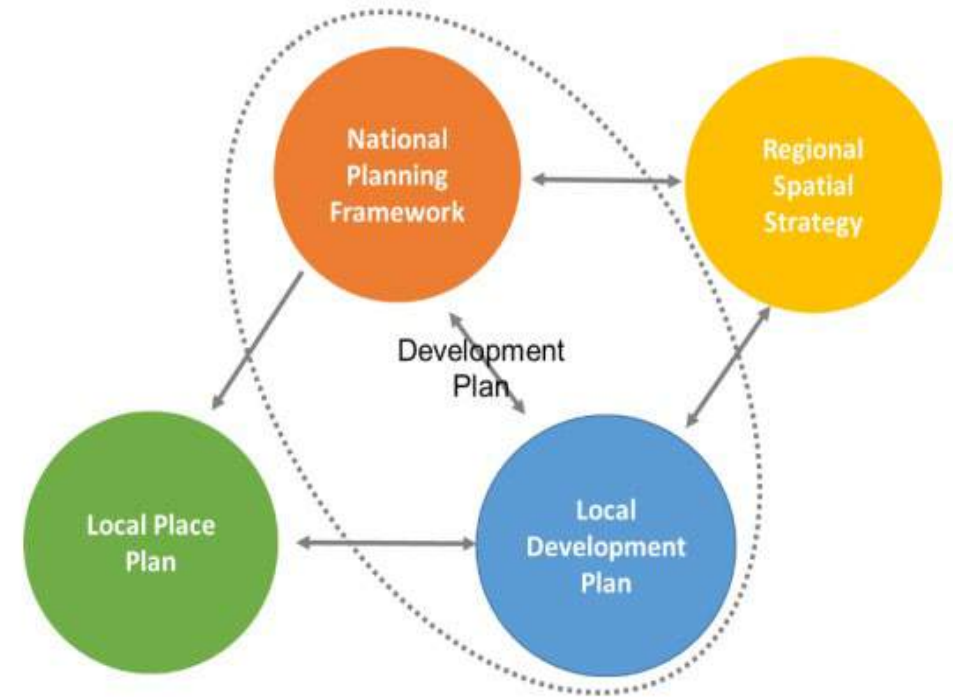


Image and Text from Moray Council Local Place Plan Presentation (Summer 2023)

# LPP PROCESS TIMELINE

Moray Council's LPP  
 Process – a **series of stages**  
 including registration,  
 engagement drafts and  
 submission.

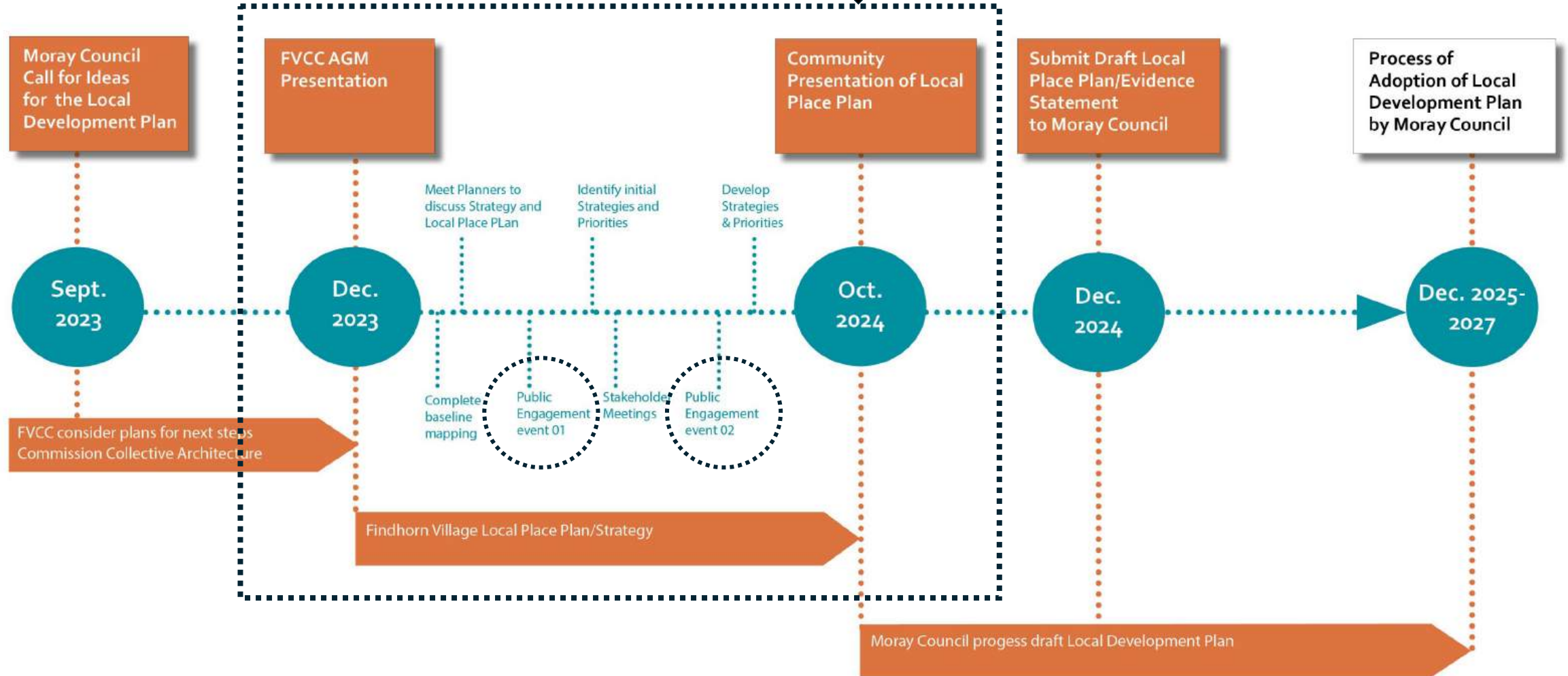


\* You may be asked to make changes to your LPP to ensure it meets all Scottish Government Local Place Plan requirements

\*\* Further information regarding Community Councils can be found at: [http://www.moray.gov.uk/moray\\_standard/page\\_45710.html](http://www.moray.gov.uk/moray_standard/page_45710.html)  
 Details of Ward Councillors can be found at: <https://moray.cmis.uk.com/moray/CouncilandGovernance/Councillors.aspx>

# LPP PROCESS TIMELINE - SO FAR

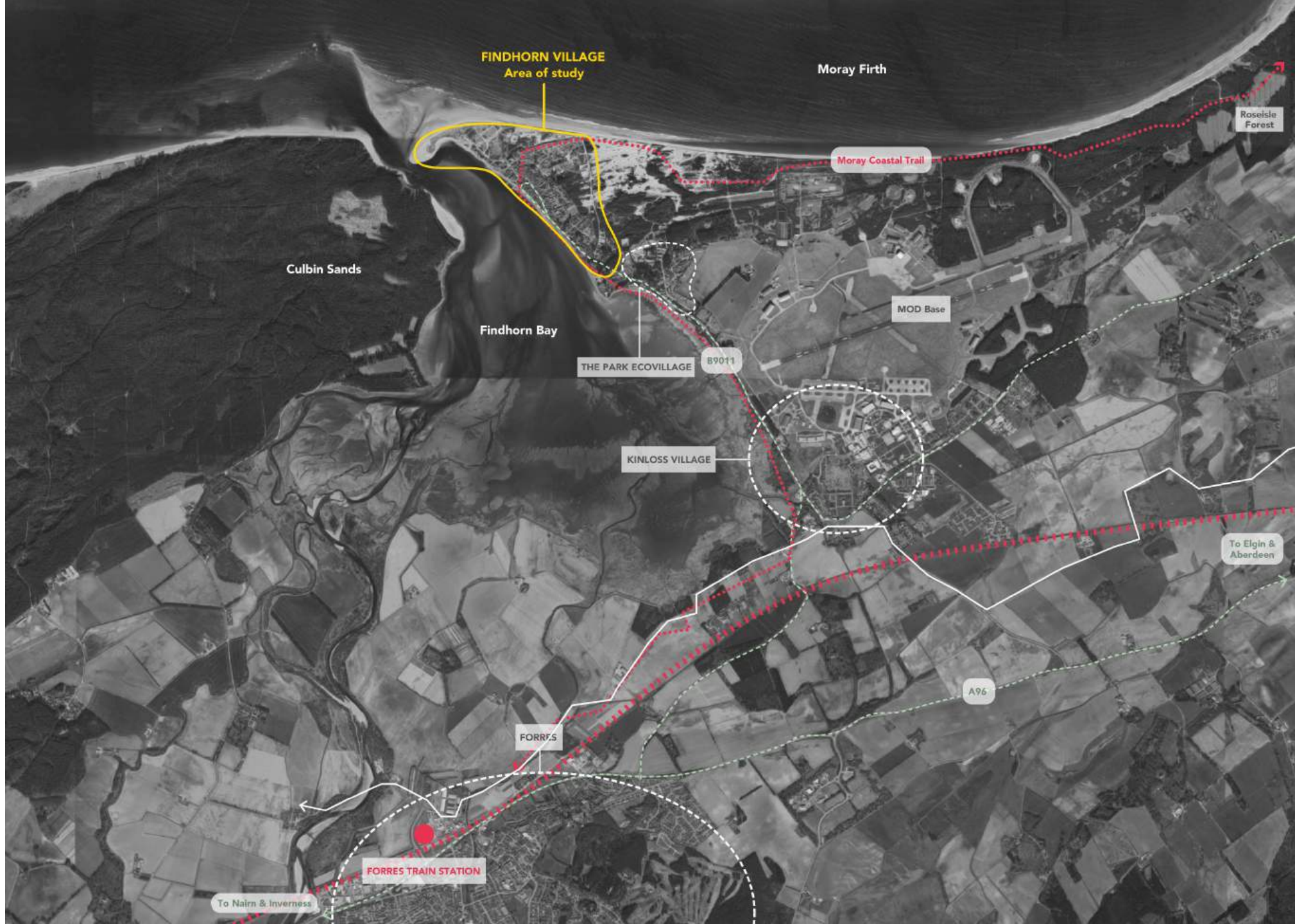
WE ARE HERE



# LOCAL PLACE PLAN (LPP) AREA



# LPP AREA IN CONTEXT



# PLACE PRINCIPLES

Scottish Government  
Planning Policy - **Place Principles**

**'Wheel' of characteristics**  
that ensure a place can  
support **Local Living**

Split these **into four main groups/themes** pertinent to Findhorn Village

Formed **basis of consultation** and feedback

1

## IDENTITY, CHARACTER, & INFLUENCE

The sense of **'close-knit community'** and the **'friendly people'** of Findhorn were highlighted as an important and positive aspect of life in the Village, as was the presence of **clubs, activities and festivals**. The Village was said to be **'quiet' and 'peaceful'** in winter, but there were strong concerns about **visitor numbers in summer** and the effect of this on its tranquil character.

3

## HOUSING, WORK, TOURISM & AMENITIES

Alongside parking and traffic issues, another major concern revolved around the **unaffordability of housing** and the over-supply of **second homes/holiday homes**, particularly those that seem to remain **vacant** throughout most of the year. A lack of housing that would allow **younger people and families** to move in was often mentioned alongside or as a direct result of this.

2

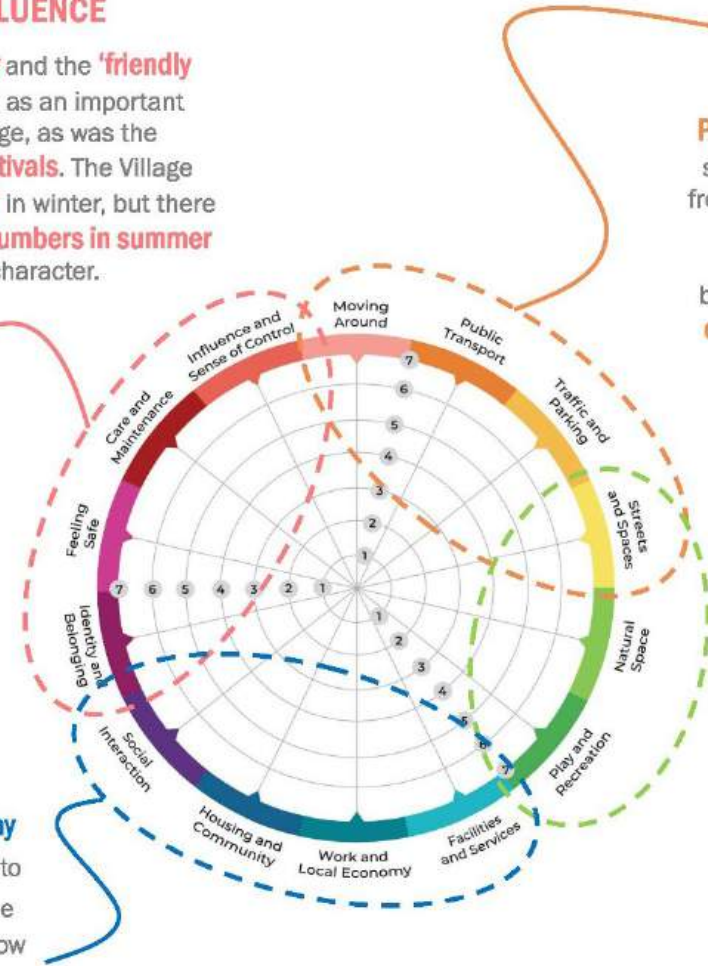
## MOVING AROUND, ACCESS & TRANSPORT

**Parking and traffic issues**, particularly in summer with **high visitor numbers**, were frequently mentioned as negative aspects of life in the Village. Complaints of **speeding, extensive vehicular parking** (blocking pedestrian access (especially of **camper vans**)) and **damaged pavements** from large vehicles were linked to this.

4

## BEING OUTDOORS, ECOLOGY, NATURAL SPACES

Natural assets such as the **Bay, beach and dunes** were frequently highlighted when discussing what consultees like about Findhorn Village, and its **'natural setting'** was thought to be **integral to the character** of the place. Environmental issues and risks such as the **silting of the Bay** and the **erosion/breaching of flood defences** were frequently raised as points of concern.



Note: The above demonstrates the Scottish Government's Place Standard Tool, which we have distilled down into 4 'themes' for discussion and feedback for this project



# ENGAGEMENT - OVERVIEW

## Event 1 'Tell us about Findhorn Village' February 2024



## Event 2 'Shape the LPP for Findhorn Village' July 2024

**A VISION FOR FINDHORN 2035**  
Drops in consultation sheets

The Findhorn Village Consultation Committee, in association with Findhorn Technology, is asking those from the local community to help create a future plan for the village. This plan will form the basis of a Local Place Plan, which will be used to guide the village's development over the next 30 years.

If you have any questions or suggestions, please contact us at [engagement@findhorn.co.uk](mailto:engagement@findhorn.co.uk).

**WEDNESDAY 21st FEBRUARY 2024**  
at the following time & location:  
10am-12.30pm: The Findhorn Village Centre  
2pm-5pm: Annex Mill in Institute  
7pm-9.30pm: Green & Anchor Inn

**Tell us about FINDHORN VILLAGE** TPVCC

Please fill in the questionnaire, in order to help us to understand the village better. The questionnaire will help us to understand the village better and to develop a Local Place Plan for the village. The questionnaire will be used to inform the development of the Local Place Plan for the village. The questionnaire will be used to inform the development of the Local Place Plan for the village.

If you have any questions or suggestions, please contact us at [engagement@findhorn.co.uk](mailto:engagement@findhorn.co.uk).

1. What are the things you like about Findhorn Village and surrounding area?

2. What are the things you don't like about Findhorn Village?

3. If you could change one thing about the village and surrounding area, what would it be?

**Stakeholders - Tell us about Findhorn Village**

Many thanks to all the stakeholders who have taken the time to complete the questionnaire. The questionnaire will be used to inform the development of the Local Place Plan for the village. The questionnaire will be used to inform the development of the Local Place Plan for the village.

The Findhorn Village Consultation Committee has commissioned the Architects to work on the development of the Local Place Plan for the village. The questionnaire will be used to inform the development of the Local Place Plan for the village.

This questionnaire is aimed at stakeholders in the village. The questionnaire will be used to inform the development of the Local Place Plan for the village. The questionnaire will be used to inform the development of the Local Place Plan for the village.

Approved by the Findhorn Village Consultation Committee on 17th July 2024.

**SHAPE THE LPP FOR FINDHORN VILLAGE**  
Drops in consultation sheets

Following our 21st February event & Visit for February 2024, we would like to thank you for taking the time to complete the questionnaire. The questionnaire will be used to inform the development of the Local Place Plan for the village. The questionnaire will be used to inform the development of the Local Place Plan for the village.

We have utilised our site analysis and your feedback comments to help inform the development of the Local Place Plan for the village. The questionnaire will be used to inform the development of the Local Place Plan for the village.

**WEDNESDAY 17th July 2024**  
at the following time & location:  
10.30am-12.30pm: Findhorn Village Centre - The Burns Room  
2pm-5pm: Findhorn Village Centre - Garden Room  
6pm-7.30pm: The White Club

**Shape the LPP for Findhorn Village**  
17th July 2024 consultation feedback

Thank you to everyone who replied to our latest consultation event! There are lots of ideas below - on the left, you can view the things we registered on the day, and on the right, you can read feedback on it.

If you're unable to view, you can search the LPP, below the code (if you haven't accessed the same information, or email [engagement@findhorn.co.uk](mailto:engagement@findhorn.co.uk) for help).

You can view the feedback summary from the Findhorn Village Centre on 17th July 2024.

[www.findhorn.co.uk/feedback](https://www.findhorn.co.uk/feedback)

**Shape the Local Place Plan for Findhorn Village**

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## Stakeholder Meetings Ongoing during the process

**FEEDBACK SUMMARY**

The purpose of this report is to provide a summary of the feedback received from the stakeholders during the consultation process. The feedback was collected through a series of stakeholder meetings and a questionnaire. The feedback was used to inform the development of the Local Place Plan for the village. The feedback was used to inform the development of the Local Place Plan for the village.

21% Positive  
14% Neutral  
14% Negative  
51% Other

**THEME OF QUANTITATIVE FEEDBACK**  
THE MOST COMMON FEEDBACK

1. The village is a beautiful place to live.  
2. The village has a strong sense of community.  
3. The village has a rich history and culture.  
4. The village has a beautiful landscape.  
5. The village has a good location.

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EVENT 1, FEBRUARY 2024

EVENT 2 JULY 2024

# EVENT 1 - FEBRUARY 2024

- Displayed in-person and digitally.
- Focused on **background information** about the Village and wider area.
- Provided **context to the Local Place Plan** process and its relevance.
- Included **information gathering** on stakeholders.
- **Feedback** gathered digitally and through written forms.
- **Newsletter** shared with residents and businesses

### 01 A VISION FOR FINDHORN 2035 | A Local Place Plan

**Why are we ENGAGING TEDDY?**

Many Councils in the process of preparing a Local Development Plan (LDP) for the next five years. As part of this, they are required to do a consultation with residents and businesses in the area. This is done through a Local Place Plan (LPP). The work of the LPP is to provide a vision for the village and wider area. It is a key part of the LDP process and is a key part of the LPP process.

**What is a LOCAL PLACE PLAN (LPP)?**

A Local Place Plan (LPP) is a consultation of community priorities and aspirations, which influences local planning and provides for local development in the area and help the community support its own projects.

It is a necessary activity about the development in use of land within the village, which will help to shape the future of the village. It is a key part of the LPP process and is a key part of the LPP process.

**Map of area for Local Place Plan project**

### 02 A VISION FOR FINDHORN 2035 | Area of study & wider context

**WIDER SCALE** | Area of study for Local Place Plan project

**NEEDY LANDSCAPE** | An overview of the landscape in the area

The map shows the wider landscape and area of interest surrounding the village, including the surrounding farmland, the Findhorn River, the Findhorn Park, and the surrounding area. It also shows the wider context of the village and the surrounding area.

It will be important to consider the wider context of the village within the wider context and landscape. This will help to ensure that the LPP is relevant and effective. It will also help to ensure that the LPP is relevant and effective.

Please tell us your views, opinions, thoughts and experiences regarding wider context and landscape in the area surrounding the village.

### 03 A VISION FOR FINDHORN 2035 | Character, identity & Moving Around

**CHARACTER AREAS & IDENTITY** | Identifying the different character areas within the village

**TRANSPORT & MOVING AROUND** | How we move around the village and the surrounding area

The map shows the different character areas within the village, including the village centre, the surrounding farmland, and the surrounding area. It also shows the different transport routes and how we move around the village and the surrounding area.

Please tell us your views, opinions, thoughts and experiences regarding character areas and identity within the village.

Please tell us your views, opinions, thoughts and experiences regarding transport and moving around the village.

### 04 A VISION FOR FINDHORN 2035 | Ecology, Landscape & Flooding

**ECOLOGY & LANDSCAPE** | Identifying the different ecology and landscape areas within the village

**FLOOD RISK** | Identifying the different flood risk areas within the village

The map shows the different ecology and landscape areas within the village, including the surrounding farmland, the surrounding area, and the surrounding area. It also shows the different flood risk areas within the village.

Please tell us your views, opinions, thoughts and experiences regarding ecology and landscape within the village.

Please tell us your views, opinions, thoughts and experiences regarding flood risk within the village.

### 05 A VISION FOR FINDHORN 2035 | Initial stakeholder mapping

**FINDHORN VILLAGE STAKEHOLDERS** | Identifying the different stakeholders within the village

Stakeholder	Role	Contact
Findhorn Village Community Council	Local Governance	01843 810000
Findhorn Village Parish Council	Local Governance	01843 810000
Findhorn Village Parish Church	Religious	01843 810000
Findhorn Village School	Education	01843 810000
Findhorn Village Surgery	Healthcare	01843 810000
Findhorn Village Post Office	Postal Services	01843 810000
Findhorn Village Shop	Retail	01843 810000
Findhorn Village Pub	Food & Drink	01843 810000
Findhorn Village Farm	Agriculture	01843 810000
Findhorn Village Business	Business	01843 810000
Findhorn Village Residents	Residents	01843 810000
Findhorn Village Businesses	Businesses	01843 810000

Findhorn Village Stakeholders

### 06 A VISION FOR FINDHORN 2035 | Place Standard – Themes & Questions

**The Place Standard**

**Tell us about...**

- IDENTITY, CHARACTER, & INFLUENCE**
  - What are the key themes, issues, thoughts and experiences that you would like to see in the village?
  - What are the key themes, issues, thoughts and experiences that you would like to see in the village?
- MOVING AROUND, ACCESS & TRANSPORT**
  - How do you currently get around the village?
  - What are the key themes, issues, thoughts and experiences that you would like to see in the village?
- WELLBEING, WORK, TOURISM & AMENITIES**
  - What are the key themes, issues, thoughts and experiences that you would like to see in the village?
  - What are the key themes, issues, thoughts and experiences that you would like to see in the village?
- WATER, ENVIRONMENT, ECOLOGY & NATURAL SPACES**
  - What are the key themes, issues, thoughts and experiences that you would like to see in the village?
  - What are the key themes, issues, thoughts and experiences that you would like to see in the village?

# EVENT 2 - JULY 2024

- **Consultation Boards** displayed in-person and digitally.
- Focused on **priorities, constraints and opportunities.**
- Included ideas for **Church building and the Call for Sites,** with a focus on sites for **Affordable Housing Opportunities.**
- Feedback gathered digitally and through written forms.
- **Newsletter** shared with residents and businesses.

### 01 SHAPE THE LPP FOR FINDHORN VILLAGE | Where we are now

**CHALLENGES** For the next work

**You told us about...**

**IDENTITY, CHARACTER, & INFLUENCE**

**You told us about...**

**WELLBEING, HOUSING, TOURISM & AMENITIES**

**Current stakeholders engaged:**

**WE CAN HELP:**

### 02 SHAPE THE LPP FOR FINDHORN VILLAGE | Community ideas so far

**What ideas do you have?**

**COMMUNITY IDEAS SO FAR**

**WE CAN HELP:**

### 03 SHAPE THE LPP FOR FINDHORN VILLAGE | Wider strategic priorities

**WIDER STRATEGIC PRIORITIES**

**WE CAN HELP:**

### 04 SHAPE THE LPP FOR FINDHORN VILLAGE | Constraints & Opportunities

**CONSTRAINTS & OPPORTUNITIES**

**WE CAN HELP:**

### 05 SHAPE THE LPP FOR FINDHORN VILLAGE | Church Building ideas

**CHURCH BUILDING IDEAS**

**WE CAN HELP:**

### 06 Moray Council Local Development Plan 2027 – Call for Sites August 2024

**What is the Call for Sites?**

**WE CAN HELP:**

### 07 Sites of Potential for affordable housing and community benefit

**SITES OF POTENTIAL**

**WE CAN HELP:**

### 07 Sites of Potential for affordable housing and community benefit

**WE CAN HELP:**

# FEEDBACK NEWSLETTERS

## FEEDBACK SUMMARY

'Shape the LPP for Findhorn Village' CONSULTATION DAY

Thank you to everyone who was able to make it to our second consultation event on Wednesday 17th July – as with the first event, we saw an impressive turnout and gathered extensive feedback from those in attendance in various formats, of which this summary paper aims to provide an overview. Below is a reminder of the Local Place Plan process, what we have covered so far, and the next steps to be taken in the project.

### THE PROCESS: A 'Vision for Findhorn 2035' Local Place Plan (LPP)

Moray Council is in the process of preparing its Local Development Plan (LDP) for the next ten years. As part of this, local communities, led by a constituted body, can submit a Local Place Plan (LPP) to inform the forthcoming LDP, the final draft of which needs to be submitted to Moray Council by early 2025 (an *extended deadline* from the Council). The LPP can put forward community aspirations for the use of land such as the development of housing, sites for renewable energy production, and the retaining and improving of open spaces.

### WHERE WE ARE NOW

Following an initial consultation exercise, which asked residents and stakeholders to 'tell us about Findhorn Village,' Collective Architecture synthesised the feedback given with site analysis to produce some *broad strategic ideas* for consideration at the second consultation event on the 17th July. The purpose of the second engagement event was to ask the community and stakeholders to help to shape the emerging LPP by providing their insight into and feedback on the ideas shown, which included *wider strategic priorities* for the region and constraints, opportunities and key assets in the Village. It also allowed consideration of 'sites of potential' for future development of affordable housing and other uses for community benefit (for example work, tourism and open space); while it was initially intended that these sites would be submitted as part of Moray Council's 'Call for Sites,' instead, we have shared these with Moray Council and a selection of potential sites will be included in the LPP.

Drop-ins were held at various locations throughout the day, where we saw 60 attendees come to view the ideas on display and offer their feedback by chatting to the team and/or leaving written feedback on the boards or online. All of this has been gathered, recorded, and summarised here, aiming to capture the range of views put forward, which will help to inform the next and final stage of proposals for the LPP project.

### NEXT STEPS

Collective Architecture and TFVCC will use all the feedback received to develop the ideas further and produce the draft LPP report – the final presentation of this report will take place at the James Milne Institute on the 28th October at 6.30pm-8.30pm - please join us then!



RESPONSES, IDEAS AND CONCERNS SURROUNDING

## MOVING AROUND, ACCESS & TRANSPORT

“ Front Road at the Dyke – Create a parking areas parallel to the road on a new embankment. Room for 20-30 cars. ”

“ Essential to improve [front road] as pedestrians at great risk. ”

“ Since there is now no public transport out of Findhorn, more housing will exacerbate traffic flow and parking. ”

“ Where would [the park & walk] be sited and what would this mean for elderly or disabled visitors?...I wonder if this is sending a message that visitors are not welcome? ”

“ Disabled access is an issue in the village - particularly with the level of pavement parking. ”

“ Develop Beach Road as alternative route for visitors / camper vans in access hub – electric bike hire, signage, parking. ”

“ Better signage needed to the existing parking area at the beach end of 'Dunes' Road to negate need for proposed parking hub which would require people to walk a very long way on a narrow pavement, shared with cycles at present. ”

Summary of our findings:

- A mix of views on the concept of a 'welcome gateway' with a park & walk at the Village entrance, including questions on access for elderly and disabled residents and visitors, logistics of the 'active travel loops,' enforcement, and timescales, but with seemingly general support for the concept
- Multiple suggestions that access is inherently linked to problems of coastal erosion and vulnerability to flooding from the Bay
- Conflicting views on parking across consultees, i.e. whether this should be increased, reduced, where it should be sited (along the front road, along Dunes Road, on the Playing Fields etc), whether it should be restricted to residents only with segregated visitor parking, and so on
- Multiple suggestions of the need for a 20mph speed limit across the Village and more speed bumps
- Widespread concern expressed over the scrapping of the Stagecoach bus to/from Findhorn, with negative impacts on elderly and disabled residents and young workers cited
- Complaints of camper vans/other vehicles misdirecting away from front road: signage needed.

RESPONSES, IDEAS AND CONCERNS SURROUNDING

## BEING OUTDOORS, ECOLOGY & NATURAL SPACES

“ ...mass + saltmarsh restoration. ”

“ More information on rare habitats – lichen, dune. ”

“ Conserve wooded areas as much as possible. ”

priority. ”

“ Coastal erosion defences are a high priority here and protecting the local beauty of Findhorn. ”

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ity, including a shared fruit/veg/herb plot

# FEEDBACK NEWSLETTERS (CONT.)

## RESPONSES, IDEAS AND CONCERNS SURROUNDING

### BEING OUTDOORS, ECOLOGY & NATURAL SPACES

- “ Open space is critical for health reasons so needs retained. ”
- “ Seagrass + saltmarsh restoration. ”
- “ Control of inward land drift from sea, bay silting up. ”
- “ More information on rare habitats – lichen, dune. ”
- “ Coastal defence is the absolute priority. ”
- “ Conserve wooded areas as much as possible. ”
- “ There are deer present along with rare coastal sand lizards and coastal flowers and gorse. Obviously there is also the risk of further coastal erosion and flooding if the sea wall continues to erode at its current level. ”
- “ Coastal erosion defences are a high priority here and protecting the local beauty of Findhorn. ”
- “ In some ways preserving the village character while building more houses is counter-intuitive. Similarly, the influx of more people may have an effect on the local flora and fauna, which you are keen to protect. ”

#### Summary of our findings:

- Concern expressed surrounding the impact of future development, particularly more housing and tourism infrastructure, on the natural environment
- Strong sense that coastal erosion is a key issue for the future resilience of the Village and that damaged flood defenses should be prioritised for repair
- General support for the notion of a Dark Sky Initiative in discussions where this was raised
- Strong support for the retained provision of open space, whether on existing sites (playing fields etc) or relocated elsewhere for equivalent provision (on a revitalised Henry's Green, for example)
- General opposition to suggestions to develop areas near the Chalets due to 'environment and nature disruption', as well as access issues.
- Suggestions for green amenity uses for the community, including a shared fruit/veg/herb plot

## RESPONSES, IDEAS AND CONCERNS SURROUNDING

### HOUSING & WORK

- “ The site along the rear / East of Broom Walk...there is a large area of land here, much of it is un-used as it is permanently covered in gorse. There is ample space for paddocks / clusters of houses for young people. ”
- “ The site of the Armstrong Garages is ideal for sheltered / elderly care housing provision. There is nowhere better in the Village. ”
- “ Absolutely want to prioritise affordable housing rent/buy and (mixed?) housing for young & elderly – church?? ”
- “ Building more houses in Findhorn would change the character of the Village and ruin it. ”
- “ Assisted living apartments with carers accommodation in church hall (like Varis Court in Forres) to allow residents to remain in the Village with the care they need! ”
- “ Not Henry's Green for development unless something like a picnic area. ”
- “ Left of Dunes – develop here for low cost key worker housing. ”
- “ The areas around Henry's Green seem underused and would make good housing sites with easy access and sewage availability and even the camper van site could be used for housing. ”

#### Summary of our findings:

- General support for concept of more affordable housing for lower income people, especially rented
- General support for concept of more purpose-built housing for elderly residents
- Suggestions of types of affordable housing including cooperatives and self-built schemes
- However, lack of consensus on where this could be sited was evident, and a general concern expressed for the expansion of the Findhorn population generally (as mentioned in other sections)
- Apparent tension between the need and desire for more affordable housing / the support for younger people/families to live in the Village with a general aversion to development due to the strain potentially placed on infrastructure/resources; need to address this tension in the LPP report
- Also lots of conflicting views on appropriateness of certain sites for housing, but with a general lack of support for particularly small sites and those in protected environmental areas e.g. sites near chalets to the north; areas such as the Garages and Playing Fields less contested/more supported.
- Multiple suggestions to turn the church into some form of housing or workspace, including: sheltered/assisted living units with carers' accommodation; flexible workspace; social housing; and intergenerational housing.

## RESPONSES, IDEAS AND CONCERNS SURROUNDING

### MOVING AROUND, ACCESS & TRANSPORT

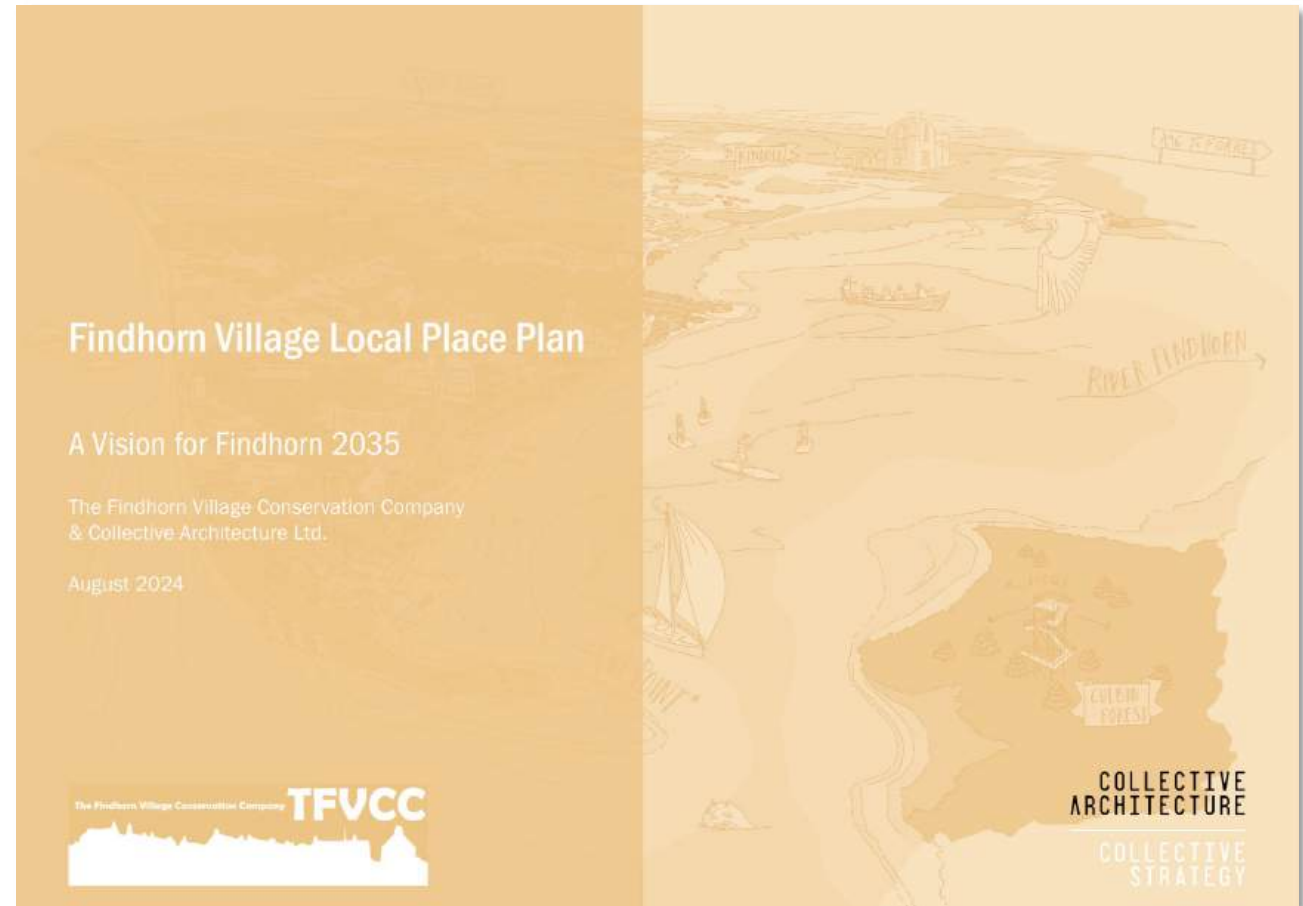
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# LOCAL PLACE PLAN - CONTENTS

- Summary of **Engagement** Process
- **Strengths, Weaknesses and Needs** – emerged through engagement
- Outline **Spatial Priorities** – 7 key priorities were identified
- **Mapping** Priorities – relating the priorities to place
- **Action Plan** – the what, when and who
- **Reporting** and visuals to be submitted to Moray Council in Jan 2025



# IDENTIFIED STRENGTHS, WEAKNESSES AND NEEDS

## STRENGTHS

- Strong sense of **local identity and character**
- **Rich heritage and history** with a defined conservation area
- **Ecologically rich landscapes** and setting (Dunes, Bay, Coast, Culbin)
- Proximity to and **diversity of wildlife**
- **Access to the water** for recreation
- **Active community** with lots of local interest groups, shared buildings and voluntary action.
- Variety of established and well-managed **local businesses** including shops, cafes and pubs
- Established **community membership body** (TFVCC) in place
- A **Community Council** in place (Findhorn & Kinloss Community Council)
- Attractive **tourist and neighbourhood destination**

# IDENTIFIED STRENGTHS, WEAKNESSES AND NEEDS

## WEAKNESSES

- Lack of **young people and families** residing in the Village
- Lack of **affordable housing** options or variety of housing tenures/types
- **Ageing population** with lack of facilities to support this
- **Difficult to get around** for many people without a car (made more acute with lack of public bus service)
- **Social isolation** due to eradication of connectivity and public transport across various groups e.g. older people, young people, and those with mobility issues
- **Over-reliance on fossil fuels** (primarily oil) in Village
- Extensive number of **second homes and vacancies**.
- **Eroding flood defences** with existing and future coastal flood risk
- Some **key characteristics at risk** including 'striples', Church building, around the Piers and the Dunes
- Lack of **succession planning** or recruitment to voluntary organisations
- **Communication** and integration across local/neighbouring organisations could be enhanced.



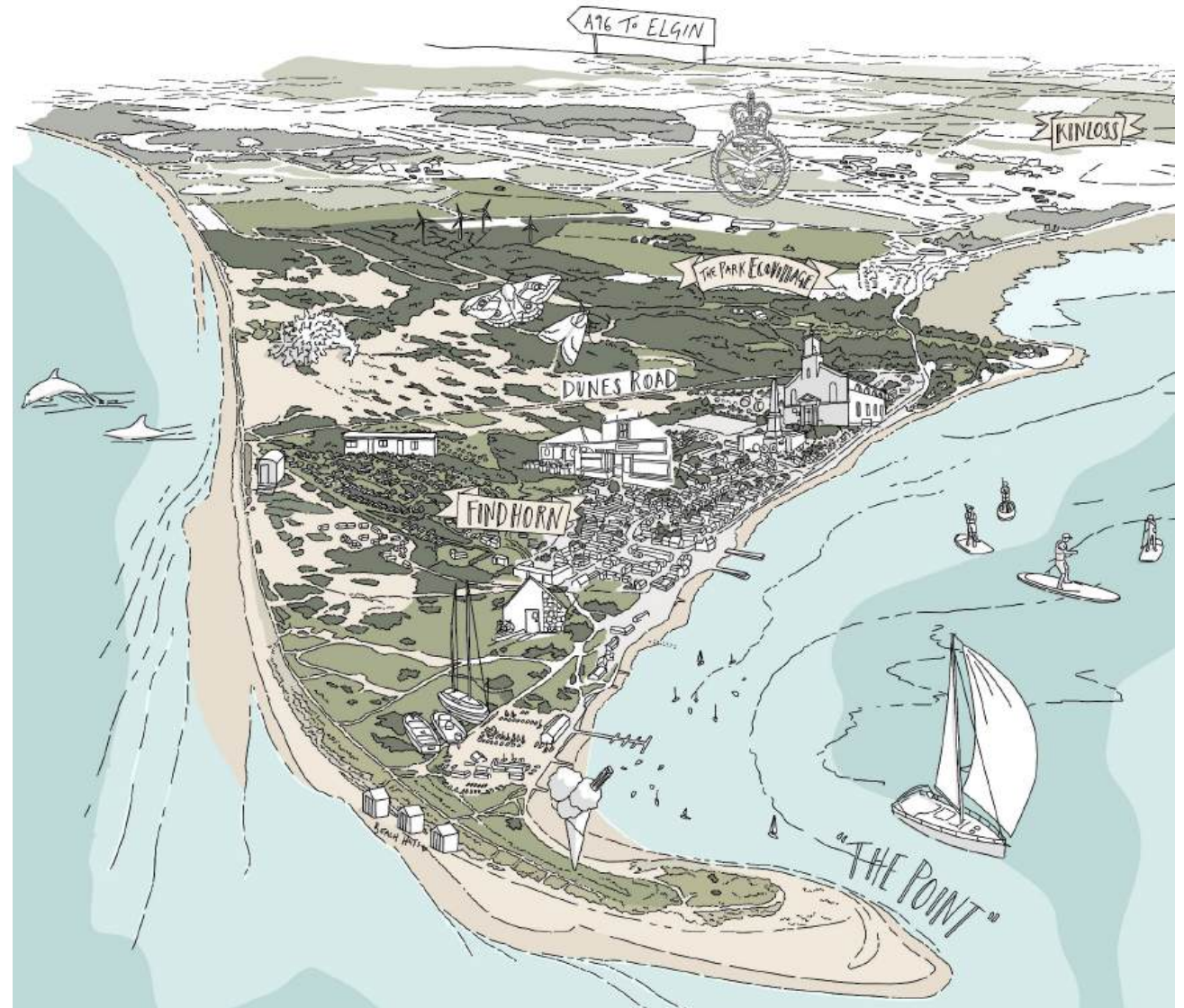
# IDENTIFIED STRENGTHS, WEAKNESSES AND NEEDS

## NEEDS

- More **affordable housing**
- Support for existing and new **enterprise and businesses**
- **Need for younger residents/families** in Village itself
- Measures to provide more **balance between the needs of residents to visitors**
- Long-term **coastal defence strategies**
- Measures to control **impact of vehicular access** and movement
- **Mapping of all Village groups** and their purposes/roles
- Long term **Village management/maintenance plan**
- Regular and reliable **public transport** to local centres
- Greater **multi-modal opportunities** for travel
- Reinvigorated **self-directed community action** e.g. in maintenance of shared public areas
- Improved **communication and integration with neighbouring areas** outwith the Village

# STRATEGIC PRIORITIES

- To manage **transport and access**.
- To enhance **coastal resilience**
- To protect **natural assets**
- To harness **natural energy** opportunities
- To balance **tourism, residents and enterprise**
- To conserve and enhance the area's **identity and character**
- To build sustainable and **affordable housing and work** opportunities.



# RELATING PRIORITIES TO POLICY

**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)



# VISION

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



# DEVELOPING ACTION PLAN

PRIORITY	OBJECTIVES   What we should do	ACTIONS   How to do it
 <p data-bbox="338 337 606 511"><b>To manage transport &amp; access within and around the Village</b></p>	<ul data-bbox="690 348 1396 454" style="list-style-type: none"> <li>• Reduce impact of tourist traffic in the Village centre</li> <li>• Expand transport choices</li> <li>• Ensure the Village is safer for pedestrians &amp; cyclists</li> </ul>	<ul data-bbox="1523 334 2346 515" style="list-style-type: none"> <li>• Collaborate with neighbours to develop a resilient, area-wide approach to moving around eg. Welcome/Arrival area.</li> <li>• Test viability of options for improvements to accessibility and movement along the roads in the Village.</li> <li>• Continue to manage Dunes Track, Parking and Flow of traffic</li> </ul>
 <p data-bbox="338 634 537 768"><b>To enhance coastal resilience</b></p>	<ul data-bbox="690 605 1416 786" style="list-style-type: none"> <li>• Improve long-term flood resilience</li> <li>• Ensure a joined-up, area-wide approach to coastal resilience in the Findhorn &amp; Kinloss Community area</li> <li>• Design flood adaptation &amp; mitigation solutions which provide multiple benefits</li> </ul>	<ul data-bbox="1523 605 2308 748" style="list-style-type: none"> <li>• Repair the currently eroded flood defences as a priority</li> <li>• Upgrade coastal defences at the beach</li> <li>• Flood adaptation infrastructure could include boardwalks, signage, accessible routes and platforms etc.</li> </ul>
 <p data-bbox="338 883 519 1018"><b>To protect natural assets</b></p>	<ul data-bbox="690 858 1437 1039" style="list-style-type: none"> <li>• Raise awareness of the unique environmental qualities &amp; character of the Village setting and landscape</li> <li>• Manage access and use in and around biodiverse areas</li> <li>• Balance new development &amp; coastal resilience measures with the natural environment</li> </ul>	<ul data-bbox="1523 858 2364 1072" style="list-style-type: none"> <li>• Provide education/info on Village's natural assets</li> <li>• Develop ways to 'join-up' existing groups to promote a collaborative approach to the area's environmental conservation.</li> <li>• Identify Environmental Priorities and balance management of flora and fauna with use of these areas.</li> </ul>
 <p data-bbox="338 1140 575 1322"><b>To harness natural energy opportunities</b></p>	<ul data-bbox="690 1115 1391 1329" style="list-style-type: none"> <li>• Utilise Findhorn Bay's potential for sustainable community energy production</li> <li>• Facilitate and enable appropriately scaled and sited domestic energy installations for Village dwellings</li> <li>• Ensure a joined-up, area-wide approach to energy production</li> </ul>	<ul data-bbox="1523 1115 2364 1329" style="list-style-type: none"> <li>• Investigate viability and implementation of a community energy company</li> <li>• Gather precedents and case studies from elsewhere.</li> <li>• Seek advice from Governmental and Regional advisory bodies and local partners on energy opportunities.</li> <li>• Support work of the Resilience Group and others in this area.</li> </ul>

# DEVELOPING ACTION PLAN (CONT.)

PRIORITY	OBJECTIVES	POTENTIAL ACTIONS
 <p><b>To balance tourism, residents and enterprise in the Village and beyond</b></p>	<ul style="list-style-type: none"> <li>• Ensure that any new tourist infrastructure is appropriately sited and scaled</li> <li>• Improve information and wayfinding in, to, and around the Village</li> <li>• Support existing and new Village business owners, groups and organisations</li> </ul>	<ul style="list-style-type: none"> <li>• Create a Village business-owners group to develop interests, identify challenges and opportunities.</li> <li>• Investigate viability and location for short stay accommodation or shared communal workspaces to encourage workers/businesses to operate from Village.</li> <li>• Develop physical and digital signage strategy.</li> <li>• Create additional toilets and services at the back shore</li> </ul>
 <p><b>To build sustainable and affordable housing and work opportunities</b></p>	<ul style="list-style-type: none"> <li>• Identify local housing demand and need across a range of sizes, typologies and tenures</li> <li>• Identify underused dwelling and other spaces to meet local housing needs</li> <li>• Expand on the previously identified sites for new affordable housing to assess viability and deliverability</li> </ul>	<ul style="list-style-type: none"> <li>• Undertake a Housing Needs and Demands Assessment (HNDA) for the Village</li> <li>• Document the extent of mostly-empty 2<sup>nd</sup> homes in the Village which could be repurposed</li> <li>• Consider opportunities for workers' accommodation within the Village for short term or overnight stays including travel options.</li> </ul>
 <p><b>To conserve and enhance the area's identity and character</b></p>	<ul style="list-style-type: none"> <li>• Prioritise the protection and enhancement of the Village's conservation area</li> <li>• Ensure new build housing aligns with the historic character of the Village's built fabric and natural environs</li> <li>• Ensure the long-term viability of existing community assets, both built and natural</li> </ul>	<ul style="list-style-type: none"> <li>• Develop a Findhorn Village Design Guidance document to ensure the protection of key public realm/open space characteristics e.g. stryplies, dunelands, streets, the piers, etc.</li> <li>• Improve management and operations to enhance care of existing features including need for repairs, maintenance requirements and costs etc.</li> <li>• Develop Management/Usage Plan for shared areas (JMI, Village Centre, Piers, Playing fields etc)</li> </ul>

# DETAILED ACTION PLAN (IN PROGRESS)

Example Action plan table for the final report, based on Priority 1, Managing Transport and Access.

## 6.1 Priority 1 Action Plan - Managing transport & access

Objective	Local Living principles	Actions	Timescales/ Priorities	Stakeholders	Competing factors & dependencies
<b>Reduce extent of tourist traffic in the Village centre</b>		<ul style="list-style-type: none"> <li>Create a 'welcome gateway' at the entrance to the Village</li> <li>Provide an active travel hub with e-bike hire</li> </ul>	<ul style="list-style-type: none"> <li>Long-term</li> <li>Medium-term</li> </ul>	<ul style="list-style-type: none"> <li>TFVCC</li> <li>Ministry of Defence (MoD) Kinloss Barracks</li> <li>Park Ecovillage Findhorn</li> </ul>	<ul style="list-style-type: none"> <li>Collaboration with neighbouring areas/ community groups outwith the Village</li> <li>Land for welcome gateway siting</li> </ul>
<b>Expand transport choices</b>		<ul style="list-style-type: none"> <li>Public Campaign to re-instate the Bus Route into Village.</li> <li>Improve walking route accessibility</li> <li>Expand car-sharing operations</li> </ul>	<ul style="list-style-type: none"> <li>Short term</li> <li>Medium-term</li> <li>Short-term</li> </ul>	<ul style="list-style-type: none"> <li>All partners</li> <li>Carshare</li> <li>Other landowners</li> </ul>	<ul style="list-style-type: none"> <li>Re-instatement of public bus service to replace scrapped Stagecoach bus</li> </ul>
<b>Ensure the Village is safer for pedestrians &amp; cyclists</b>		<ul style="list-style-type: none"> <li>Improvements to accessibility along front shore, hold a design competition for redesign</li> <li>Better signage and wayfinding for cars</li> </ul>	<ul style="list-style-type: none"> <li>Long-term</li> <li>Short-term</li> </ul>	<ul style="list-style-type: none"> <li>TFVCC</li> <li>Wider design community</li> <li>Other landowners</li> </ul>	<ul style="list-style-type: none"> <li>The repair of the eroded coastal defences</li> <li>The reduction in tourist traffic in the Village</li> </ul>

Care & Maintenance  
 Feeling Safe  
 Identity & Belonging  
 Social Interaction  
 Housing & Community  
 Work & Local Economy  
 Support & Services  
 Play & Recreation  
 Natural Space  
 Streets & Spaces  
 Traffic & Parking  
 Public Transport  
 Moving Around



## STRATEGIC PLANS FOR EACH PRIORITY

The plans overleaf begin to identify some **spatial opportunities** relative to each priority.

These are purely indicative at present – for discussion - yet seek to **map some actions and areas for further investigation** that could be taken forward as next steps or conversation with partners, neighbours and Moray Council.

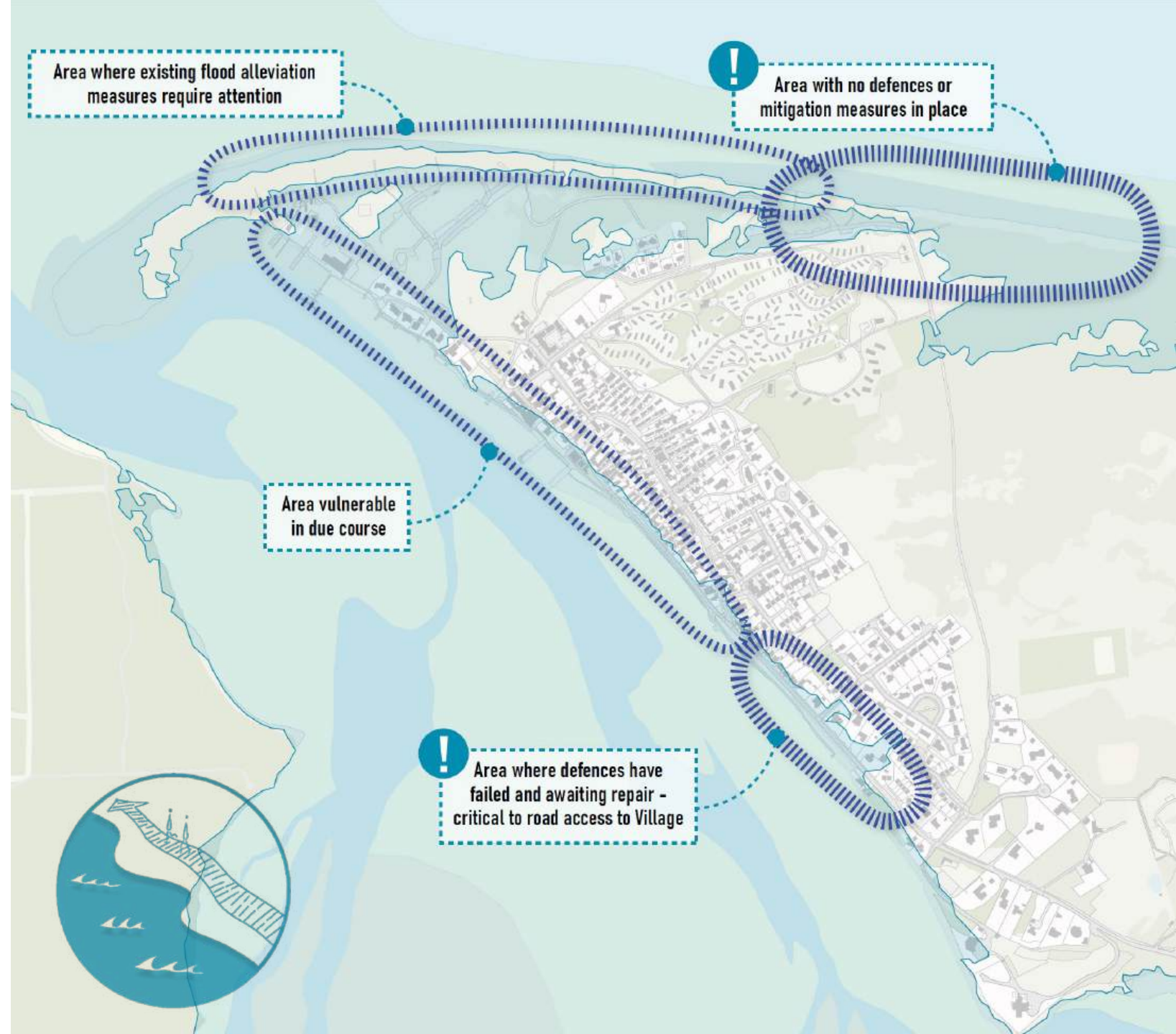


# ENHANCING COASTAL RESILIENCE

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.



## PROTECTING NATURAL ASSETS

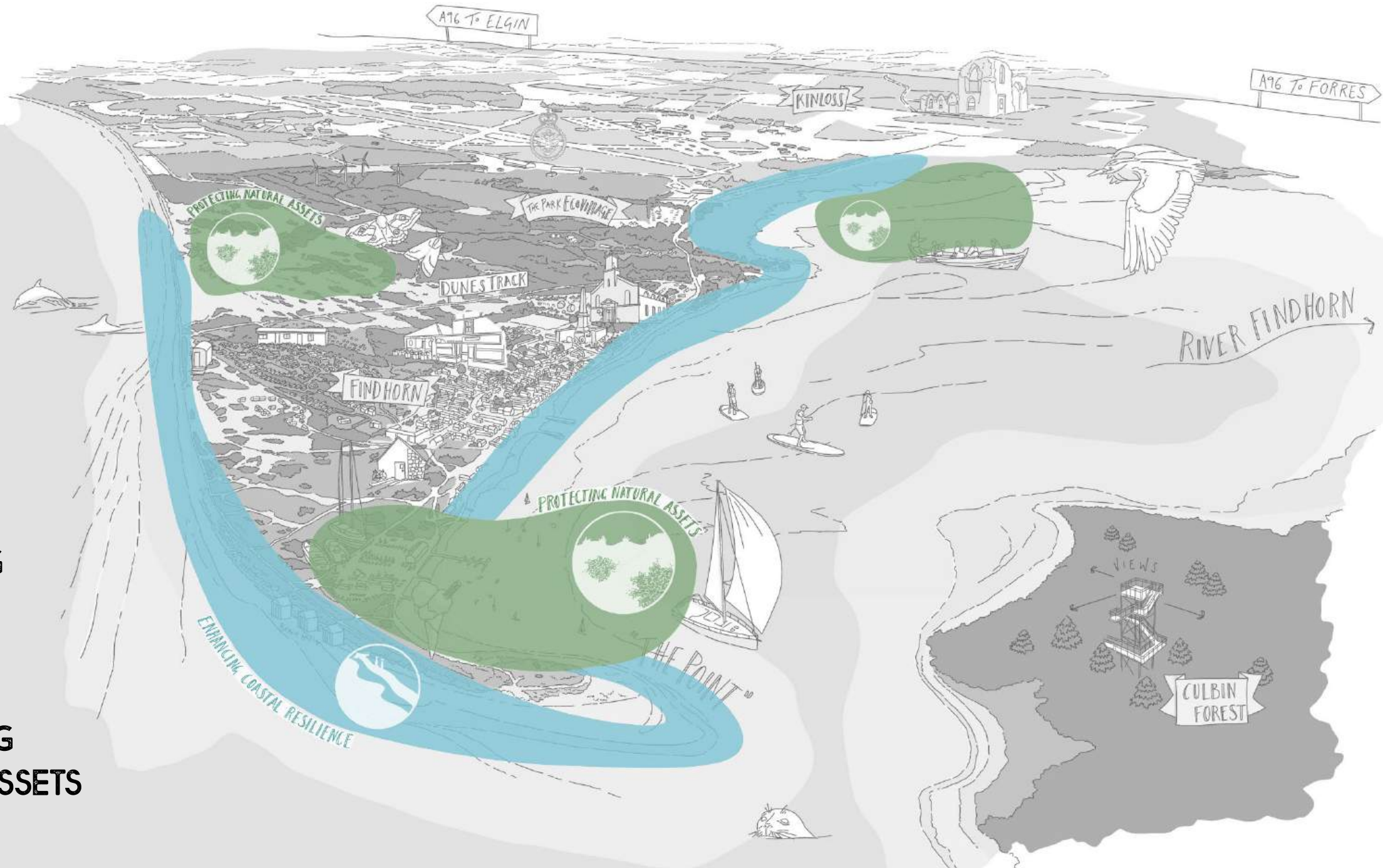
The Action Plan details potential measures that could be put in place to prioritise natural assets. This **includes managing access to the Dunes** to wider awareness-raising/interpretation.

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.



**ENHANCING  
COASTAL  
RESILIENCE  
+  
PROTECTING  
NATURAL ASSETS**



## HARNESSING 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**.

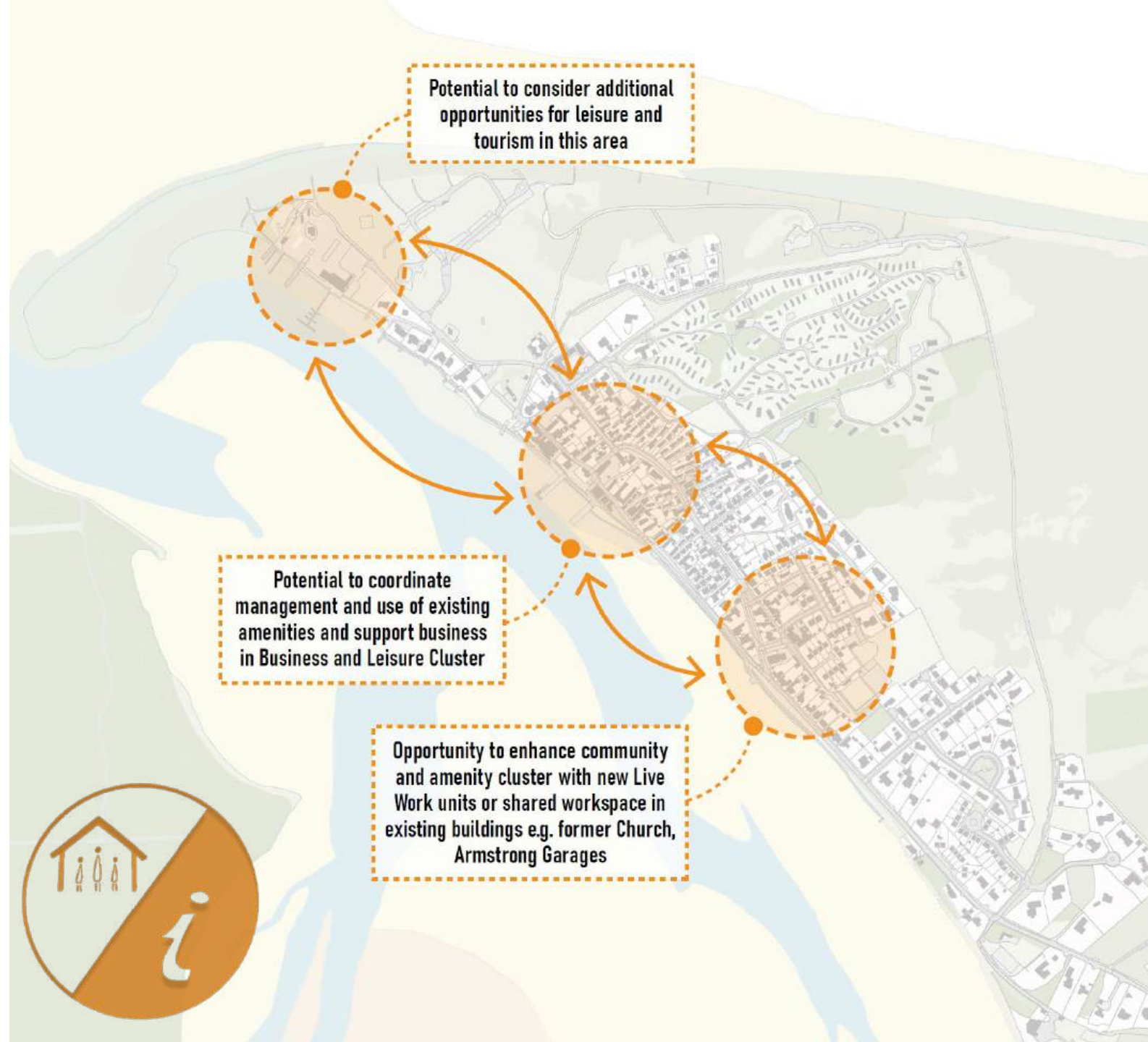
The plan opposite simply outlines the opportunity for the natural landscape and the built environment to support **future energy production** and **potential income generation** for that might support other community benefits eg. a shuttle bus.



## BALANCING TOURISM, RESIDENTS AND 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.



# MANAGING TRANSPORT AND ACCESS **WIDER SCALE**

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 plans opposite – for discussion – identify 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.

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, Roads and any Partners.



# MANAGING TRANSPORT AND ACCESS VILLAGE SCALE

The plan opposite – for discussion - begins to identify 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.

## KEY

- Existing parking areas
- Existing Dune Road network
- Potential shuttle bus route
- Potential stop
- Potential residents' only area
- Designated holiday accommodation areas
- Control point





## CONSERVE AND 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** eg. 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.**

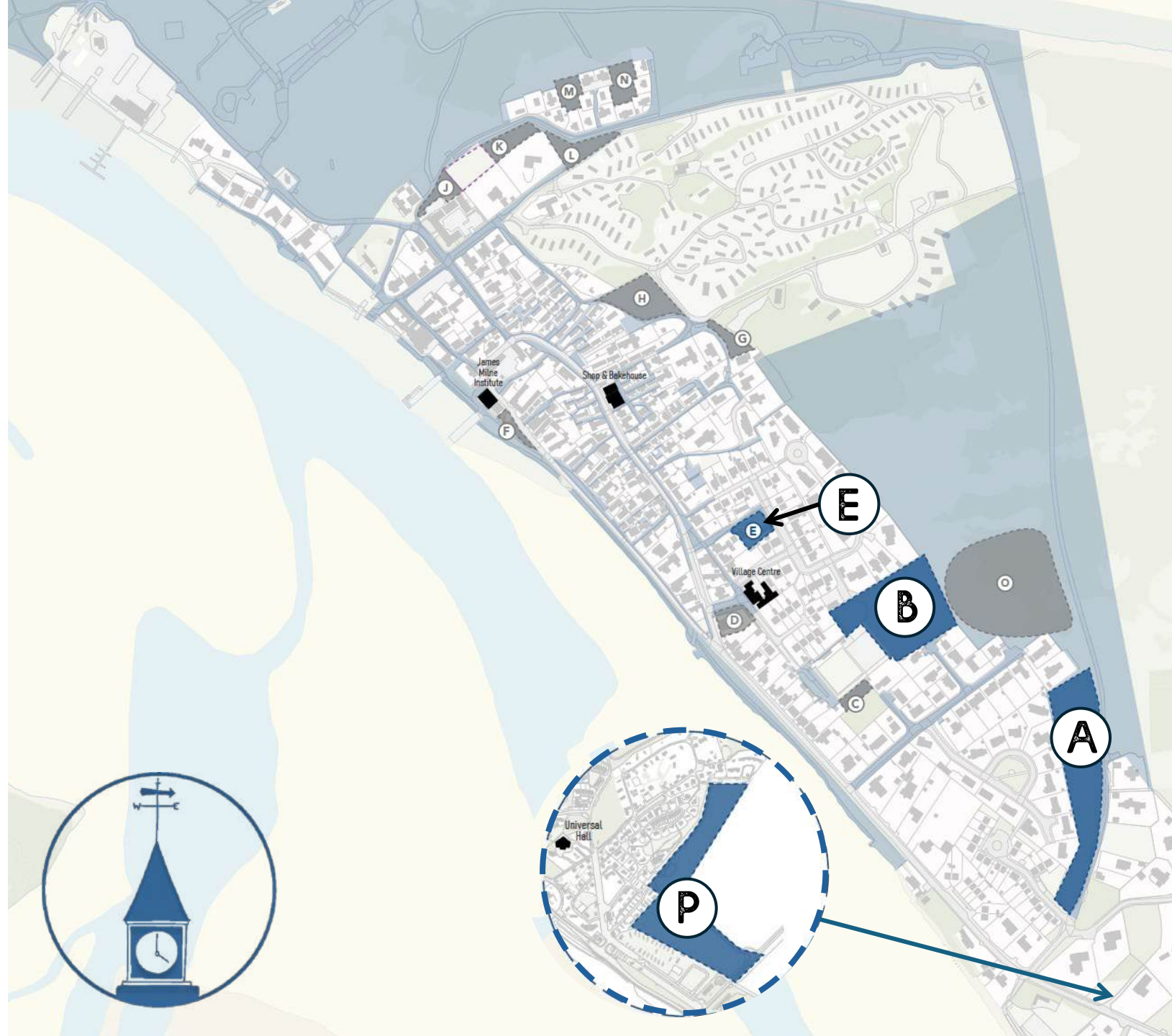
This priority and actions are also reliant on consideration towards **Prioritising Natural Assets** and enhancing the character of these.



# SUSTAINABLE AND AFFORDABLE HOUSING 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**. Each site has its own opportunities and constraints. We would recommend that a **small capacity study** be carried out on sites that are considered more viable than others. Our recommendations would be **Site A on Dunes Road, the Playing Fields Site B, Garages Site E and Cullerne Farm Site P**.



# REPORTING (IN PROGRESS)

## CONTENTS

### 1.0 INTRODUCTION

- 1.1 Why a Local Place Plan?
- 1.2 The Findhorn Village Conservation Company

### 2.0 FINDHORN VILLAGE TODAY

- 2.1 History & heritage
- 2.2 Wider context
- 2.3 Land & building use
- 2.4 Recent Findhorn Village projects
- 2.5 Character areas
- 2.6 Transport & moving around
- 2.7 Ecology & landscape
- 2.8 Flood risk
- 2.9 Strengths, weaknesses & needs

### 3.0 ENGAGEMENT PROCESS

- 3.1 Overview & timeline
- 3.2 Event 01 - Tell us about Findhorn Village
- 3.3 Event 02 - Shape the Local Place Plan

### VISION & PRIORITIES

- 4.1 Vision statement
- 4.2 Strategic priorities

### SPATIAL STRATEGY

### DELIVERY & ACTION PLAN

Findhorn Village Local Place Plan

#### 2.1 History & heritage

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Findhorn Village Local Place Plan

#### 2.7 Ecology & landscape

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■ Site of Special Scientific Interest (SSSI)

■ Geospatial Conservation Review Sites

■ Local Nature Reserves

■ Special Areas of Conservation

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#### 2.8 Flood risk

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■ Area is, monthly has a 1% chance of flooding each year

■ Area is, monthly has a 3.3% chance of flooding each year

■ Area is, monthly has a 3.3% chance of flooding each year

■ Be the 1980s, each year there are no less a 10% chance of flooding (SEPA)

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## NEXT STEPS - POST MEETING

- Address any **comments from this presentation**
- Complete **Detailed Action Plan** with TFVCC Board – Nov. 2024
- Complete **Local Place Plan Report (LPP Report)** – Nov. 2024
- Submit **Draft LPP Report** to Local Councillors and Community Council for Review - Dec. 2024
- **Submit Draft LPP Report to Moray Council** – January 2024

# FINDHORN 2035

‘Findhorn Village is a vibrant and sustainable place to live, work and visit.

It is a place that is rooted in its past and supporting its future.’

