



Population  
**901**



Households  
**445**



Settlement Hierarchy  
Smaller Towns &  
Villages

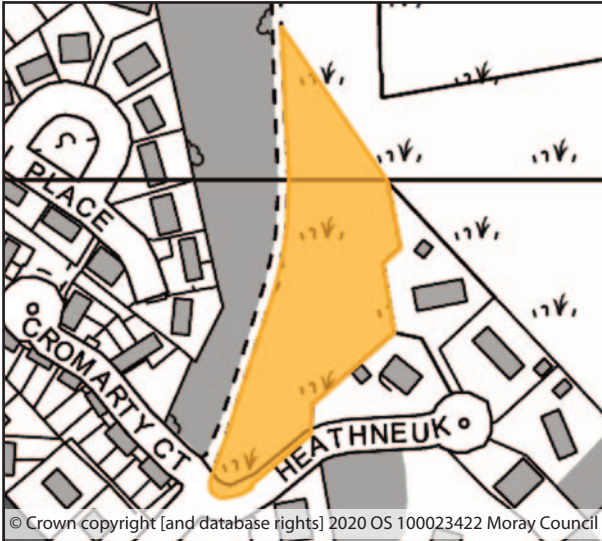
### Development Strategy / Placemaking Objectives

- 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.
- To prevent the sub-division of plots and backland development at the eastern edge of the village.
- No further development beyond North of settlement boundary at Ecovillage.
- Development proposals in the Special Landscape Area must reflect the traditional settlement character in terms of siting and design and reflect the special qualities of the designation.

Developers are referred to page 1 for additional notes on Placemaking, Infrastructure, Transportation, Developer Obligations, Key Design Principles and Landscaping definitions.

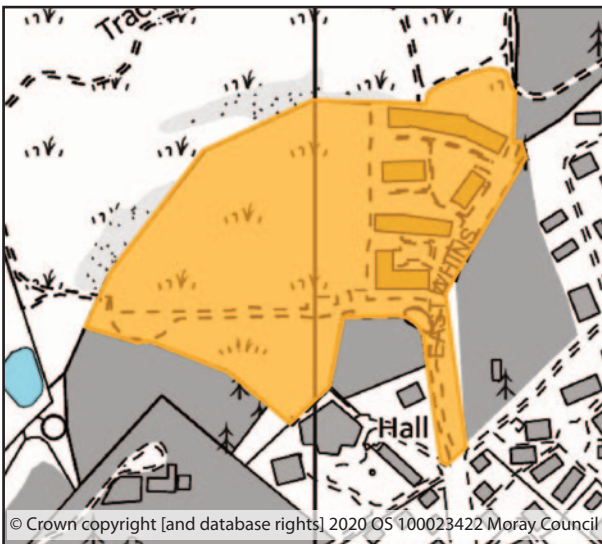
**HOUSING**

**R1 Heathneuk 0.9 ha 6 units**



- Development must be low density.
- No further sub-division of plots will be permitted.
- Houses must be sited and designed to ensure that they do not visually intrude on the open dunes landscape to the north.
- Drainage Impact Assessment (DIA) required.

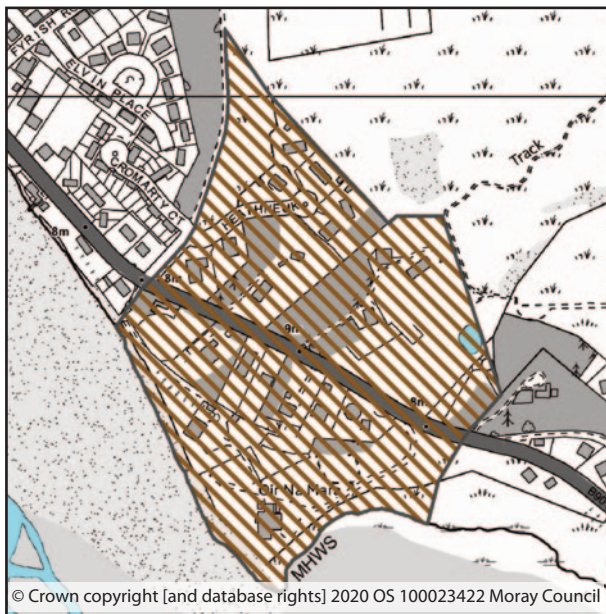
**R2 Dunelands 2.85 ha**



- Development commenced and nearing completion.

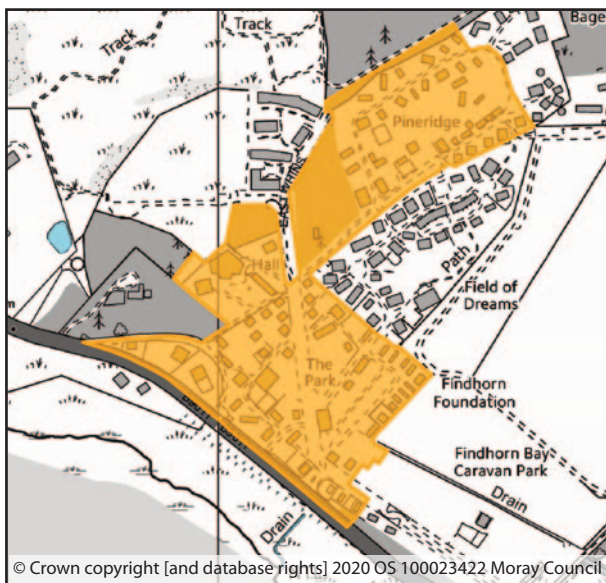


**R3 Sub-Division/Backland Development**



- The sub-division of plots or backland development will not be permitted, to safeguard the low density character of this part of the village and prevent overdevelopment.

**RC Residential Caravans**

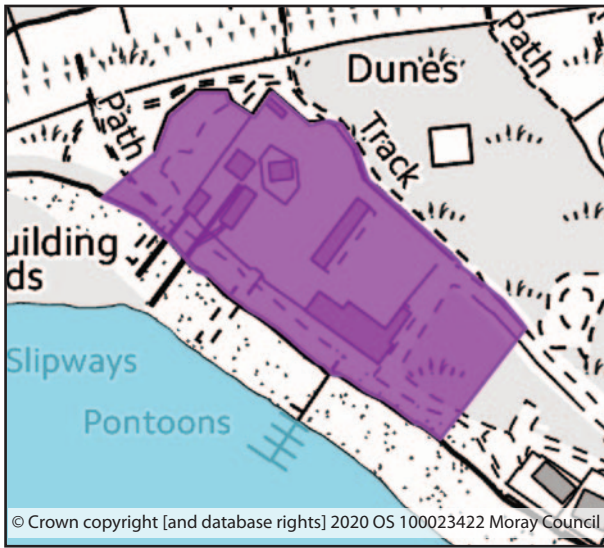


- Replacement of temporary caravans and mobile homes with more permanent buildings of mixed use at one to one densities or lower will be permitted.
- Support the innovative construction and design techniques within the Ecovillage.
- Flood Risk Assessment (FRA) may be required.
- Phase 1 Habitat Survey required.



OPPORTUNITY SITES

**OPP1 Boatyard 1.6 ha**



**Suitable Uses**

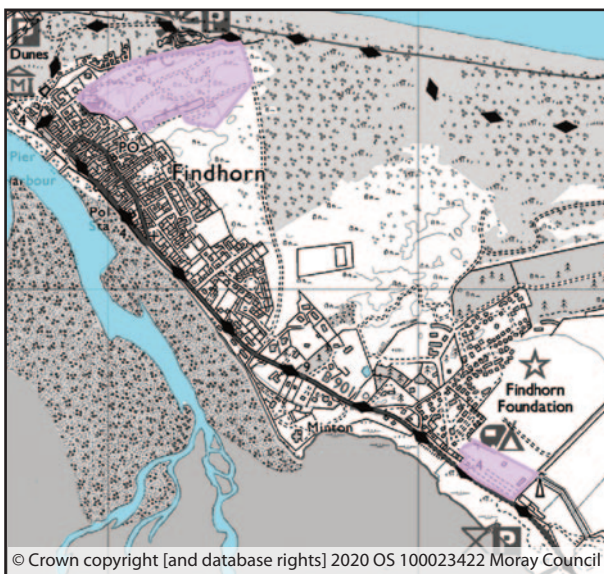
Redevelopment and expansion of business uses including boatyard, storage, recreational facility and visitor attraction.

**Site specific requirements**

- Primary use as a boatyard must be safeguarded.
- Any housing element must be secondary and in support of identified business activities.
- A promenade frontage must be created along the western side of the site, providing a walkway, street furniture and lighting.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Development to be connected to mains water and sewerage, or otherwise to demonstrate that there will be no adverse effect on the integrity of the Moray Firth Special Area of Conservation (SAC), the Moray & Nairn Coast Special Protection Area (SPA) or the proposed Moray Firth Special Protection Area (pSPA) or cause changes in water quality affecting the habitats and prey species that SAC, SPA and pSPA qualifying interests rely on.
- Development enabling significant levels of water-based activities to demonstrate that there will be no adverse effect on the integrity of the Moray Firth SAC, the Moray & Nairn Coast SPA or the Moray Firth pSPA caused by disturbance.

TOURISM

**T1 Findhorn Sands and Findhorn Bay Holiday Caravan Parks**



**Suitable Uses**

- These sites must remain as holiday caravan sites as part of Findhorn's tourism infrastructure. Development for alternative uses will not be permitted.
- Expansion of chalet and caravan site developments outwith the boundaries shown on the proposals map will not be supported on the grounds of environmental impact and flooding.



## T2 Moray Coastal Trail

- The Moray Coastal Trail passes through Findhorn and will be safeguarded from inappropriate development.

### ECOLOGICAL STUDIES

- \* Any development proposals on the areas identified with an asterisk will require to be supported by a detailed ecological study.

### ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Findhorn will be safeguarded from development that is not related to their current use as set out in the table below:

REF	Type of Open Space	Location
ENV2	Amenity Greenspace	Drying Greens; Elvin Place; Icehouse and Land Adjacent to Boatyard
ENV3	Playspace for children and teenagers	Play Area
ENV4	Sports Areas	Recreation Ground/Bowling Green/Tennis Courts
ENV5	Green Corridors	Trees at Village Entrance
ENV6	Natural/Semi-Natural Greenspace	Findhorn Dunes and North Beach
ENV11	Other Functional Greenspace	Established parking areas with potential for use for overnight motorhome, campervan and camping provision, subject to relevant regulatory consents where required and a Phase 1 Habitat Survey. The principle use as car parks must be retained and the environmental value of the surrounding dunes must not be compromised.
TPO	Tree Preservation Order	Trees at Village Entrance

### WIDER ENVIRONMENTAL DESIGNATIONS

REF	Type of Environment Designation	Specification
CA	Conservation Area	Findhorn Conservation Area
LNR	Local Nature Reserve	Findhorn Bay Local Nature Reserve
SAC	Special Area of Conservation	Moray Firth
SLA	Special Landscape Area	Culbin to Burghead Coast
SPA	Special Protection Area	Moray and Nairn Coast
pSPA	Proposed Special Protection Area	Moray Firth
SSSI	Site of Special Scientific Interest	Culbin Forest , Culbin Sands and Findhorn Bay

### 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.

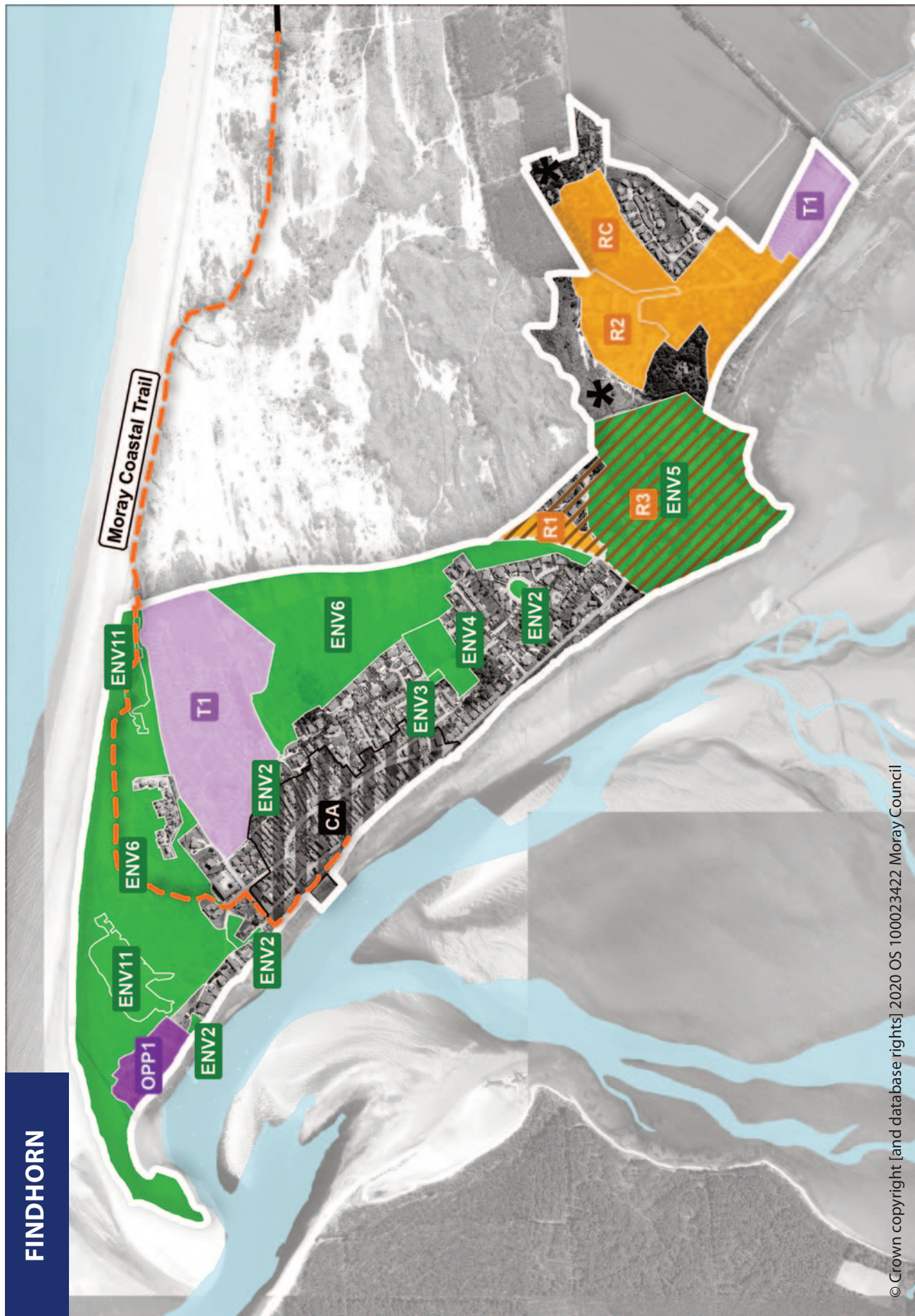


**INFRASTRUCTURE**

Sites identified will be required to contribute to the following infrastructure to mitigate the impact of the development on existing infrastructure. Other development will be expected to contribute (e.g. windfall, rural development and acceptable departures from the LDP). The infrastructure requirements set out below are not exhaustive and do not pre-empt anything that may arise including alternative means to increase capacity at planning application stage when a detailed assessment will be undertaken. Further information on infrastructure requirements and developer obligations is set out in the Developer Obligations Supplementary Guidance.

Type of Infrastructure	Mitigation Measure	Sites
Primary Education	Extension to Kinloss Primary School or alternative provision	R1, R2, RC
Secondary Education	Extension to Forres Academy or alternative provision	R1, R2, RC
Healthcare	Extension to Forres Health and Care Centre or alternative provision	R1, R2, RC
Healthcare	2 x Additional Dental Chairs	R1, R2, RC
Healthcare	Reconfiguration of existing pharmacy outlet(s)	R1, R2, RC
Sports and Recreation	Enclosed, floodlit synthetic turf (4G) pitch	R1, R2, RC





FINDHORN



