



Population  
**1,209**



Households  
**525**



**Settlement Hierarchy**  
Smaller Towns &  
Villages

### Development Strategy / Placemaking Objectives

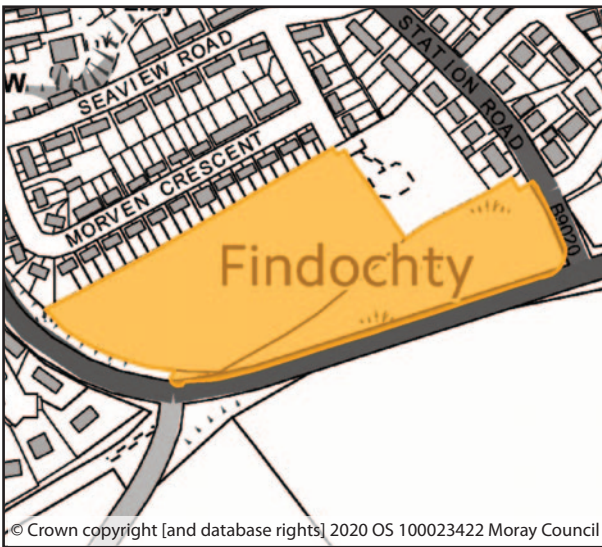
- To promote interest and encourage housing development on designated sites.
- Conserve and enhance Findochty's distinctive built heritage and the integrity of the Conservation Area.
- Development proposals in the special Landscape Area must reflect the traditional settlement character in terms of siting 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.

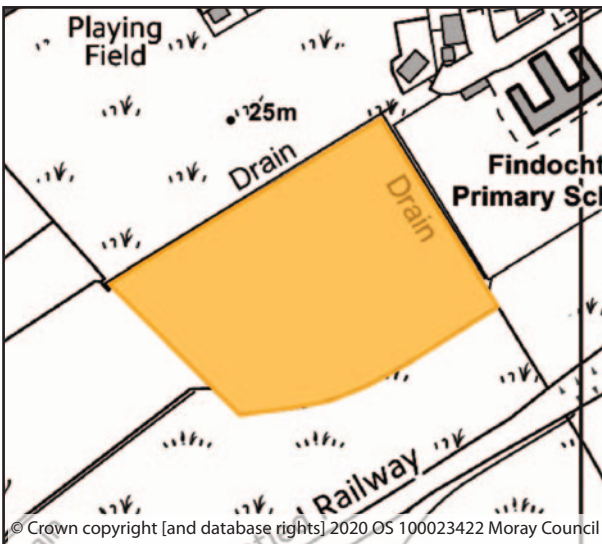
**HOUSING**

**R1 Morven Crescent 2.82 ha 35 units**



- The site should be developed in two phases. The layout must allow residents of Morven Crescent to take rear access to their properties.
- A thick belt of gorse must be left along the frontage with the A942 to retain this natural edge to the settlement, setback outwith required visibility splays.
- Access to be taken from the straight section of the A942. A stacking lane will be required and the developer will be required to promote the relocation of the 30mph limits. Footpath links offsite, to the east, west and north must be provided.
- Phase 1 Habitat Survey required.
- Drainage Impact Assessment (DIA) required.
- Connection to Sustrans route.

**R2 West of Primary School 2 ha 20 units**

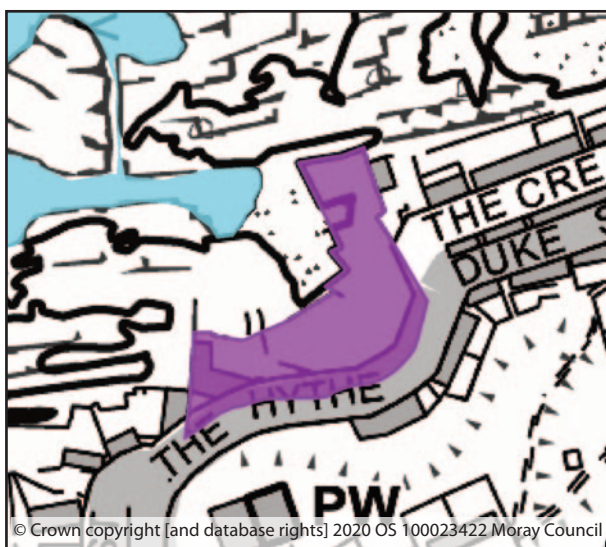


- Access via Burnside Street must be improved. Traffic calming measures where the road passes the school.
- Due to the constrained road access, a maximum of 20 houses will be permitted.
- Flood Risk Assessment (FRA) and Drainage Impact Assessment (DIA) required.
- Phase 1 Habitat Survey required.
- There are some open ditches which flow through the site which may need to be incorporated into the development.
- Landscaping must be provided to provide enclosure to the site.



OPPORTUNITY SITES

**OPP1 North Beach 1.1 ha**



**Suitable Uses**

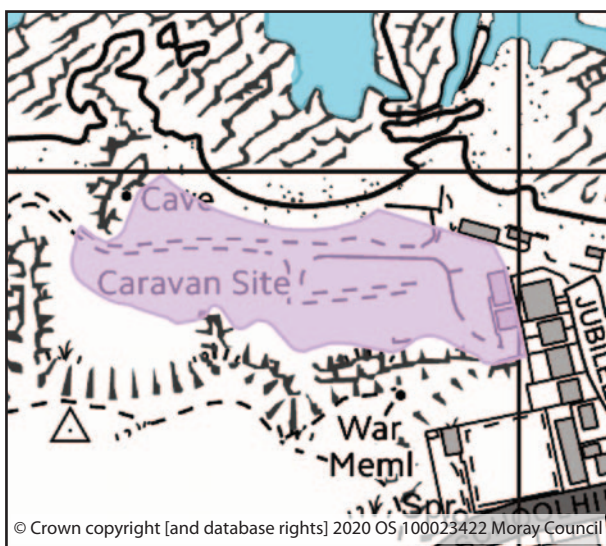
Leisure/tourism/residential

**Site specific requirements**

- Opportunity for redevelopment.
- Eastern part of the site has potential for leisure, recreation or tourism uses while the redundant building on the western part of the site is also suitable for residential use as a possible alternative.
- Flood Risk Assessment (FRA) may be required for residential use on the site.
- 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 proposed Moray Firth Special Protection Area (pSPA) or cause changes in water quality affecting the habitats and prey species that the qualifying interests of the pSPA rely on.
- Development enabling significant levels of water-based activities to demonstrate that there will be no adverse effect on the integrity of the proposed Moray Firth pSPA caused by disturbance.

TOURISM

**T1 Caravan Site**



**Suitable Uses**

- The caravan site will be retained for holiday use and proposals for residential caravans will not be permitted.
- Development for alternative uses will not be permitted.



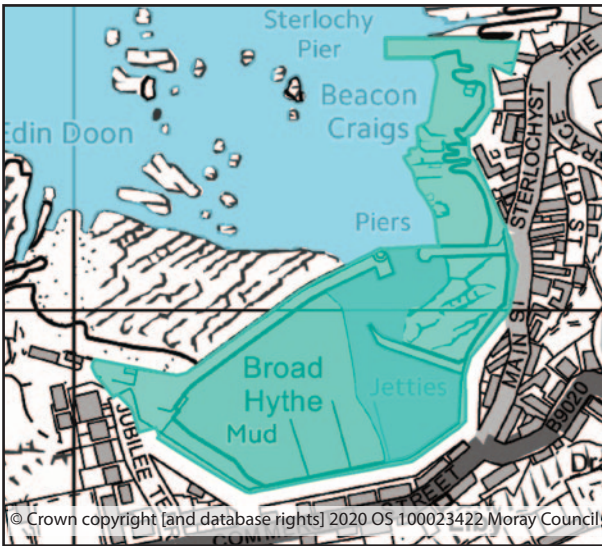
## T2 Moray Coastal Trail

- The Moray Coastal Trail runs through Findochty and will be safeguarded from development.

## T3 SUSTRANS Cycle Route

- The SUSTRANS National Cycle Route runs through Findochty and will be safeguarded from development. The cycle track now utilises the old railway line from Portessie.

## HBR1 Harbour



### Suitable Uses

- The harbour area will be retained for recreational sailing use, and additional facilities and related activities (pontoons; boat storage area etc) may be provided.

### Site specific requirements

- Development enabling significant levels of water-based activities must demonstrate that there will be no adverse effect on the integrity of the proposed Moray Firth Special Protection Area (pSPA) caused by disturbance.



## ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Findochty 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	Grassed area at west end of harbour
ENV3	Playspace for children and teenagers	To south of Morvern Crescent
ENV4	Sports Areas	Bowling Green; sports field at west end; school playing field.
ENV5	Green Corridors	West of New Street; West of Blantyre Street
ENV6	Natural/Semi-Natural Greenspace	Area to west of caravan site at East beach area; Areas of naturalised scrubland and gorse to South West; Coastal slope North of Seaview Road; Coastal slope North of Cliff Street

## WIDER ENVIRONMENTAL DESIGNATIONS

REF	Type of Environment Designation	Specification
CAT	Countryside Around Towns	The Buckie CAT terminates at the western edge of the Findochty settlement boundary.
CA	Conservation Area	Findochty Conservation Area
SLA	Special Landscape Area	Portgordon to Cullen Coast
pSPA	Proposed Special Protection Area	Moray Firth pSPA

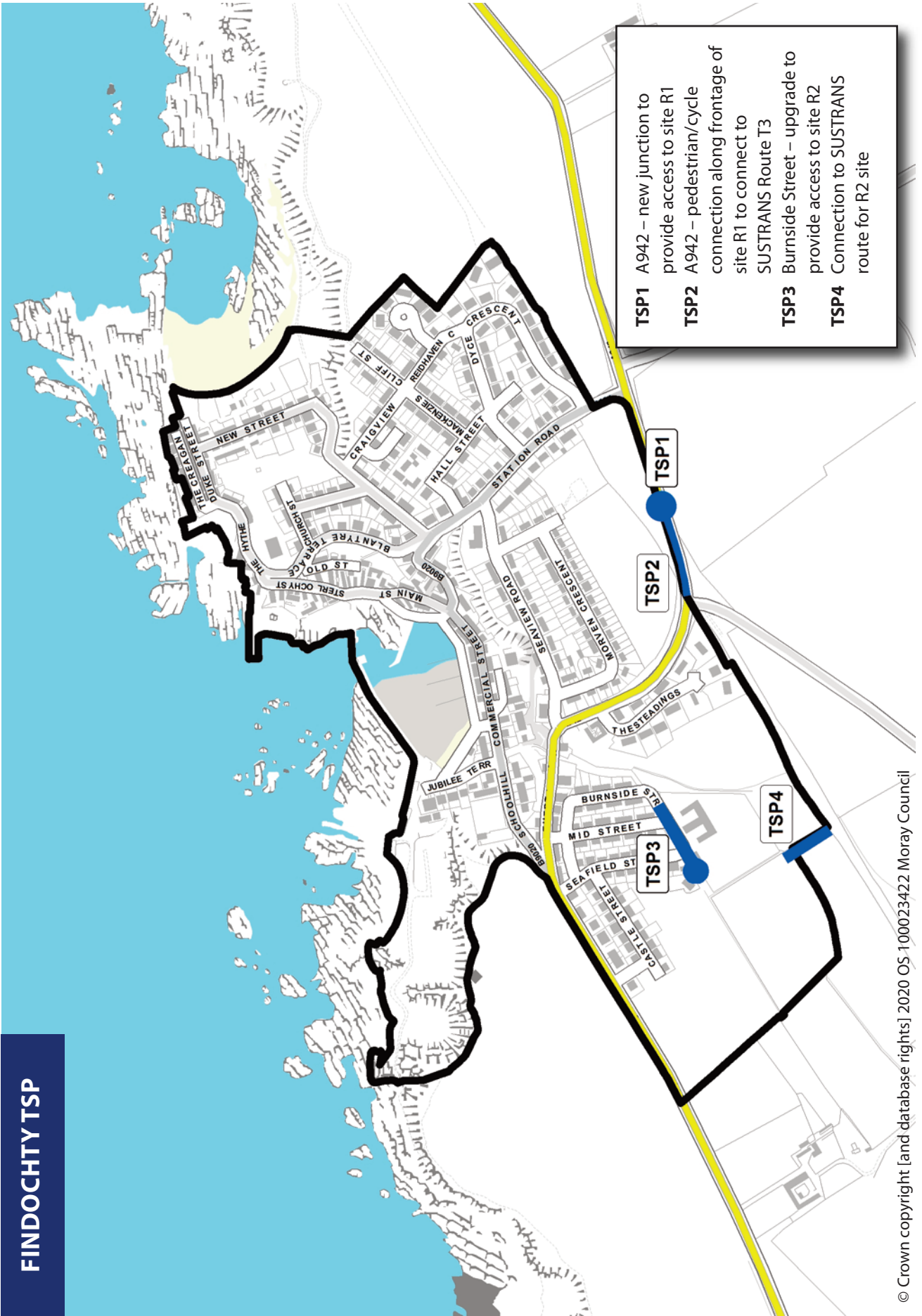
## INFRASTRUCTURE

Sites identified will be required to contribute to and/or provide the infrastructure identified below and shown on the Transport Proposal (TSP) Map 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
Education	New Build or alternative provision	R1, R2, OPP1
Healthcare	Extension to Ardach Health Centre	R1, R2, OPP1



FINDOCHTY TSP



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