

Park Ecovillage Findhorn Local Place Plan for The Moray Council 2027 - 2037



Issued 28th January 2025

Table of Contents

1.0 INTRODUCTION	3
2.0 ASSETS, NEEDS, OPPORTUNITIES AND CHALLENGES	4
2.1 SCOPE AND CONTEXT	4
2.2 INFRASTRUCTURE & ACCESSIBILITY: OPPORTUNITIES AND CHALLENGES	6
2.3 HOUSING & DEVELOPMENT: OPPORTUNITIES AND CHALLENGES	6
2.4 ENVIRONMENT & RESILIENCE: OPPORTUNITIES AND CHALLENGES	6
2.5 ECONOMY & EDUCATION: OPPORTUNITIES AND CHALLENGES	7
2.6 COMMUNITY ENGAGEMENT	8
2.7 REQUESTED CHANGES: MORAY LOCAL DEVELOPMENT PLAN 2027	8
3.0 COMMUNITY LPP OBJECTIVES AND PRIORITIES	10
3.1 VISION	10
3.2 INFRASTRUCTURE & ACCESSIBILITY: OBJECTIVES	10
3.3 HOUSING & DEVELOPMENT: OBJECTIVES	10
3.4 ENVIRONMENT & RESILIENCE: OBJECTIVES	10
3.5 ECONOMY & EDUCATION: OBJECTIVES	10
4.0 ACTION PLAN	11
4.1 INFRASTRUCTURE & ACCESSIBILITY: PROJECTS	11
4.2 HOUSING & DEVELOPMENT: PROJECTS	11
4.3 ENVIRONMENT & RESILIENCE: PROJECTS	12
4.4 ECONOMY & EDUCATION: PROJECTS	12
4.5 MONITORING, REVIEW AND CONTINUED ENGAGEMENT (SAFEGUARDS)	12
5.0 PROJECT MAPPING	13
6.0 STATEMENT SETTING OUT REASONS FOR CHANGES	14
7.0 REGISTRATION CHECK LIST	15
APPENDIX A1 INTERNAL PROJECTS	16
APPENDIX A2 PARK PLANNING GROUP (PPG) REMIT	17
APPENDIX A3 ABBREVIATIONS AND IMAGE CREDITS	18

List of Figures

Map 1: PEF Settlement Area Shown in Relation to the Neighbouring Areas of the Findhorn Peninsula	3
Map 2: Community Assets	4
Map 3: Neighbourhoods Within PEF Settlement Boundary	13
Table 1: Overview of Proposed Maximum Housing Development (2027-2037)	11

1.0 Introduction

The Park Ecovillage Findhorn (PEF) community has responded to The Moray Council (TMC) request for a Local Place Plan (LPP) stating their assets, vision, objectives, and action plan (see sections 2, 3 and 4 of this document).

The LPP has been developed for the unique settlement by a Working Group (LPPWG) in consultation with community members, representatives of major organisations and key stakeholders.

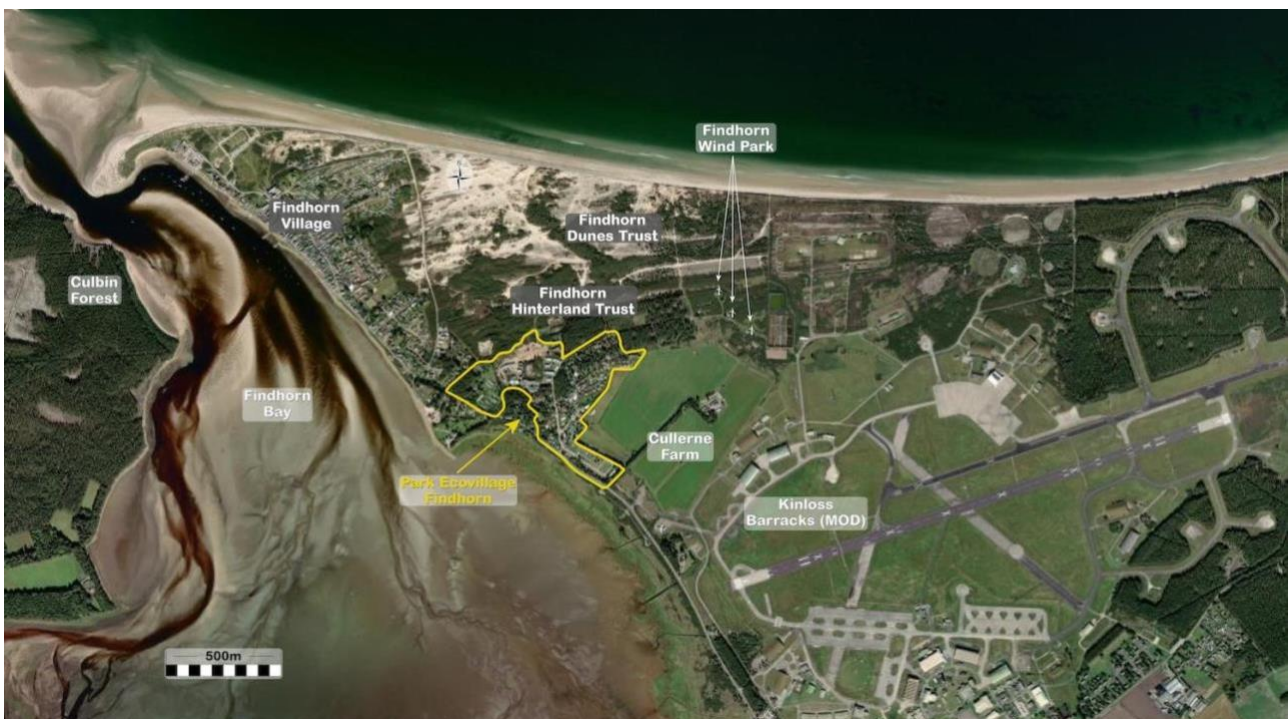
Final editing, summarising and whole community approval was led by Ecovillage Findhorn Community Benefit Society (EF), along with its longstanding community democratic sister organisation, New Findhorn Association (NFA). The detailed draft report produced by the LPPWG is available for reference on request.

Historical Origins of the Settlement and Ecovillage Development

The settlement, founded in 1962, has evolved from what became a world-famous “spiritual community” in the 70s. PEF has undergone considerable growth and change since then and now has a community of about 300 residents - the largest “intentional” community in the UK.

PEF has a long history of sustainable development, conservation and ecovillage expertise, which has been twice internationally recognised by UN-Habitat with “Best Practice” designation. It has a track record of early innovation, being several decades ahead of society in terms of responses to the climate and nature crises. PEF was one of the main founders of the Global Ecovillage Network (GEN) in the 90s, now a network of over one thousand place-based attempts at solutions to some of the major social and environmental challenges facing society. PEF raised its first wind turbine in 1989.

PEF sits to the southeast of Findhorn Village along the B9011, with access to the shorelines of both the Moray Firth and Findhorn Bay. It consists of 53.9 acres (21.8 hectares). See Map 1 below.



Map 1: PEF Settlement Area Shown in Relation to the Neighbouring Areas of the Findhorn Peninsula.

2.0 Assets, Needs, Opportunities and Challenges



Map 2: Community Assets

Map 2 shows community assets, many of which serve as popular public amenities to the whole of Moray and beyond, e.g. Universal Hall (public performing arts venue), Café & Phoenix Shop, Moray Arts Centre, Visitor Centre, guest hostels, Hinterland Hub (conservation land, green burial site).

2.1 Scope and Context

This LPP is aligned with National Planning Framework (NPF) 4, with sections 2, 3 and 4 split up into these categories:

- Infrastructure & Accessibility
- Housing & Development
- Environment & Resilience
- Economy & Education

Requested changes to the Moray Local Development Plan 2020 to align with the action plan in this LPP are covered in section 2.7, with the statement setting out reasons for changes in section 6.

Until very recently the PEF community was centred around the Findhorn Foundation Trust (FFT). FFT's charitable educational activities and community amenities supported about 100 jobs and generated around £2M a year, most of which circled back into the local community. An HIE supported economic impact study in 2002 estimated FFT's regional impact to be over £5M.

FFT ceased operations in Nov 2023 due to financial difficulties and major economic challenges resulting from Brexit visa restrictions, the pandemic, the energy price crisis, and an arson attack on two key community buildings. It is now in the process of winding down and releasing assets, land and infrastructure that it can no longer afford to subsidise or manage. A new charity, Findhorn Foundation SCIO (FFS), has been created to continue educational activities on a smaller scale. Some of the FFT assets are being transferred to FFS for these purposes.

The PEF community has been responding pro-actively to this very challenging economic situation.

A new PEF resident-focused community development organisation, EF, has been created to conduct what is known as a "community buy out" - to take over, manage and sustainably develop FFT buildings and land, utilising community ownership and participation to help regenerate the economy. EF is a non-profit, seeking charity status with the Scottish Charity Regulator. It represents the people living within the settlement boundary and is the largest Park-focused, democratic organisation, with 85% of PEF residents as members. Land is also being given by FFT to other important community organisations (see below) for various purposes.

After the community buy out has been completed, the split in assets between FFS and EF is expected to be:

- FFS: Central Area West, Cullerne Gardens, Findhorn Bay Holiday Park
- EF: Central Area East, Universal Hall Area, Pineridge, common land in The Field of Dreams

These neighbourhoods are shown in Map 3 on page 13. (Note - these neighbourhoods are a mixture of EF or FFS ownership and private ownership).

EF, along with community partner organisations, will focus on sustainable development (best practice community-owned, affordable housing; environmental energy and water solutions; and organic food production) as well as education. Reintroducing education is a key strategy in the community's efforts to regenerate its economy. Education is a distinctive brand strength of PEF and a priority for EF, FFS and several community partners.

In addition to EF, long established community organisations are taking on extra responsibilities:

The New Findhorn Association (NFA) is a longstanding association representing individuals and organisations within PEF and surrounds. It is focused on social cohesion and works in collaboration with EF on sourcing and incorporating community feedback, voices and voting.

Park Ecovillage Trust (PET) has taken over construction and ownership from FFT of a new "sanctuary", a public space for meditation, prayer and multifaith practice. PET manages the bulk of affordable housing funded by Ekopia and conducts eco-socially positive projects.

Ekopia continues to support funding of PEF projects. It focuses on rural regeneration and sustainable economy and has an ecological and a social impact focus.

The Findhorn Hinterland Trust (FHT) was set up to steward natural assets and provide land based natural education. It is in the process of taking over ownership of "Diamond Wood" and ~120 acres of land outside the settlement boundary. It helps to conserve biodiversity and serves the public with its green burial site and open access land for nature enjoyment.

These, along with many other grassroots initiatives in community social and health care, the arts, academic research, nature and environment care, and multi-faith spirituality, weave together a rich tapestry of "social impact" organisations at PEF, contributing to the Moray economy and culture.

2.2 Infrastructure & Accessibility: opportunities and challenges

Ecological Early Adopter and Demonstration Site: PEF has long been an innovator in sustainable technology, adopting ecological infrastructure such as the Living Machine (biological sewage treatment), wind, PV, solar thermal and biomass energy systems, and stringent low carbon building standards, many years prior to the mainstream. Some of the infrastructure is now ageing, with increasing maintenance costs and a need for replacement. PEF remains dedicated to showcasing cutting edge innovation (nature positive, climate resilient, just transition and wellbeing solutions).

Traffic Management: The site has lower than average levels of car ownership and higher levels of car sharing. The area supports a safer environment for pedestrians and cyclists. The recent closure of Moray Car Share and the cancellation of a local bus service is challenging.

Community Owned and Managed Infrastructure: As a part of its ongoing restructuring, the FFT wishes to release the ownership of the PEF infrastructure into community ownership. A new, technically competent, team needs to take over. There are significant issues of deferred maintenance due to the financial struggles of FFT over the last few years.

2.3 Housing & Development: opportunities and challenges

Community Development: In the last 25 years, to cater for the demand for more people wanting to live in PEF, the PEF community, primarily through Duneland Ltd, Ekopia and PET, has built about 130 high eco-specification housing units, of which 26 are officially classed as affordable by TMC.

As EF and others acquire land and assets from FFT, opportunities will emerge to repurpose existing buildings or construct new ones. These will serve the needs of Moray, Scottish, wider UK and international visitors; while also providing spaces for social, creative, wellness, recreational activities, and affordable housing for the local community. Aims include a new community centre; spaces for families, children and young people; and spaces for elder care. EF and its community partners will have the opportunity to continue to demonstrate leading-edge sustainable development and innovation. Funds generated by such development will be 100% cycled back into affordable housing and/or used to subsidise, manage and develop community assets.

2.4 Environment & Resilience: opportunities and challenges

The community is nature-focused and environmentally aware. It provides open access green spaces to the public and managed native species woodlands to support biodiversity, especially through FHT. 170 acres of rare duneland habitat were donated to Findhorn Dunes Trust in perpetuity for conservation and biodiversity purposes by our local community developer, Duneland Ltd. Permaculture (organic gardening) features in several sites, including a woodland food forest.

To become carbon neutral by 2032, all use of LPG gas for heating homes needs to be replaced by renewables-based heating. In addition, all cars used at PEF will need to be net zero, for example electric cars (EV) charged from the community wind turbines. Existing electrical infrastructure is insufficient for this extra load. An 18-month major research project ([InterPED](#)) focused on “positive energy districts”, partnered with Heriot-Watt University, started in PEF in late 2024, researching the optimal use of renewable energy generation, energy storage and demand response.

PEF (which created the UK’s first Community Supported Agriculture scheme thirty years ago) wishes to grow more food locally, to lower carbon emissions, increase resilience to climate change, strengthen togetherness, and create jobs, utilising Cullerne Gardens and other PEF sites.

PEF is situated in an area where there is a potential risk of flooding – both a challenge and an opportunity to explore biodiversity enhancing wetlands, and nature-based best practice solutions.

2.5 Economy & Education: opportunities and challenges

For over 50 years, the FFT and community have developed and hosted educational courses in sustainable living, personal development and spirituality for tens of thousands of participants.

The public arts building (Moray Art Centre) and performing arts centre (Universal Hall) have provided public benefit to thousands of Moray and NE Scottish visitors over decades; supporting employment and inward grants into Moray from Creative Scotland, the National Lottery and others.

The Universal Hall is a unique gem of PEF, providing a celebrated arts venue for world-class performances of music, dance and theatre. Built largely by hand between 1974-84, it is now in need of low carbon/energy efficiency improvements and other upgrading. The Hall houses the Phoenix Café, several offices and doubles as an independent cinema in winter months. It provides a venue for climate conferences, and arts, movement and spiritually themed events, all serving the public.

The PEF site itself has won two UN-Habitat awards (1998, 2018). It has hosted some of the world's major climate leaders, activists and investors for its conferences. The settlement was one of only six United Nations Institute for Training & Research (UNITAR) approved CIFAL global training sites at the time (00s), chosen because of its "early adopter" status. It was used as a training and eco-settlement demonstration site to provide low carbon training to 32 councils across Scotland, and Northern Europe, and could be again, disseminating sustainable settlement learnings throughout society.

The worldwide environmental brand and international profile remains very strong. Although FFT has ceased operations, the community itself still holds high levels of skill in delivering sustainable development, arts, wellbeing and non-denominational/cross-faith universal spiritual education. The campus continues to provide a demonstration site for sustainable living.

Community financing organisations have a track record in providing financial support for local projects and promoting economic resilience and green development, key to economic regeneration. For example, EF recently raised £415K to initiate the community buy out via a community bond issue. Ekopia has an asset portfolio of over £2.5M, funded primarily via community share issues. In 2022-23 Findhorn Innovation Research Education CIC (FIRE) attracted £227K funding from Just Transition Scotland into Moray to research and recommend future development projects for district heating systems and pumps, microgrid expansion, low carbon housing and local food production.

Development, historically led by Duneland Ltd, has generated about £10M of economic activity. This has provided local employment and Moray supply chain support over the last fifteen years, with a focus on eco-social benefits, and a higher affordable housing percentage than usual developments.

This ability to generate substantial inward Environmental, Social and Governance (ESG) investment, together with research grant funding into Moray and PEF, and sustainable development activities, contributes to Moray's economy, knowledge base and environmental reputation worldwide.

A major negative impact on the economy and local well-being was caused by the cessation of FFT's educational courses and the loss of about 100 jobs. In the future, EF, FFS and others, aspire to regenerate educational opportunities in PEF, along with grassroots initiatives such as the Education circle.

The Findhorn Bay Holiday Park is run by New Findhorn Directions (NFD) which is the subsidiary and trading arm of FFT. In 2024 over 8,800 visitors stayed on site and it was at full capacity during the peak season, contributing to the wider economy of Moray. It is involved in a revitalisation programme and is looking into new development opportunities.

Phoenix Findhorn Community Interest Company (CIC) provides an onsite Shop and Café, supplying local, organic, fairtrade produce. With an annual turnover of ~£1.5M, it is a large employer at PEF,

with 40 - 50 part-time and full-time employees (17-21 FTE) depending on the season, many of them young people in their teens and twenties. It seeks to replace its current building.

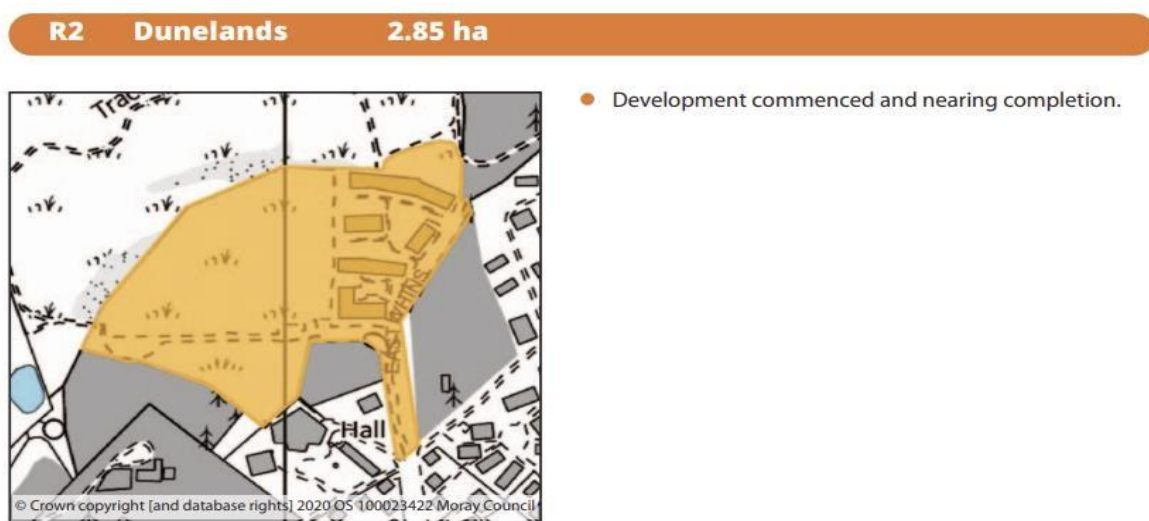
2.6 Community Engagement

There has been a comprehensive engagement with the community comprising 3 workshops held by Collective Architecture Ltd, 5 major half/full-day events, 6 NFA community meetings, 7 online surveys, community polls to receive feedback on controversial issues and 30 announcements in the community newsletter. Final approval of this LPP came via a whole community vote with over 95% approval by residents, and an absolute majority of EF and NFA resident members. This LPP document is supported by the community and jointly submitted to TMC under the direction of EF and NFA. A yearlong effort and most of the drafting and/or significant input was provided by several additional important organisations and their leaders within PEF, including Duneland Ltd, Ekopia Social Investments, Findhorn Foundation Trust and SCIO, Findhorn Hinterland Trust, New Findhorn Directions, Park Ecovillage Trust, Phoenix Findhorn CIC, Titleholders Association; and from our neighbours, Cullerne Farm.

2.7 Requested Changes: Moray Local Development Plan 2027

When the Moray Local Development Plan (MLDP) 2027 is produced, the following changes to MLDP 2020, are requested to align with the Action Plan (4.0).

From Volume II: Settlement Statement



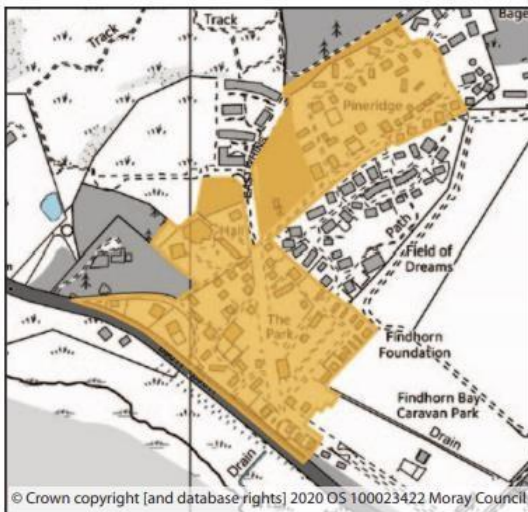
It is requested that R2 Dunelands 2.85 ha be updated to reflect Dunelands complete development



This residential and commercial development is under construction and is estimated to be complete in 2027.

Once this is complete there will be no further development within this area of the settlement.

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.

This area remains as previously indicated in the MLDP 2020. It is requested that the first bullet point be replaced by:

Replacement of temporary caravans and mobile homes beyond one-to-one replacement, with more permanent buildings for residential and commercial use will be permitted. On average each year, up to 3 existing residential units will be replaced with up to 8 new ones, with an anticipated maximum of 53 new residential units across the 10 years of life of the MLDP 2027.

OPPORTUNITY SITES

Cullerne Garden - Food Production Educational site



The primary purpose of Cullerne Gardens is to provide education in a horticultural context, along with organic food production and permaculture. It is envisaged that new student, staff, guest or education accommodation supporting these purposes could be provided on this land.

3.0 Community LPP Objectives and Priorities

3.1 Vision

The community vision (below) honours the legacy of sixty-two years, building on past achievements to inspire future generations. Grounded in a multi-decade tradition of cross-faith spirituality and inner wisdom, nurtured by a socially inclusive community, PEF intends to advance climate resilience, a thriving green economy, nature connection, and environmentally regenerative innovation.

Through its focus on 'inner work for outer action', PEF seeks to share these beneficial values and practices with the wider public, contributing to a more compassionate world.

All future development will be aligned to PEF's shared community purpose:

To be a thriving, regenerative community, consciously co-creating with all life, putting our spiritual principles into practice to support and learn from each other, as a positive contribution to planetary service and transformation.

3.2 Infrastructure & Accessibility: objectives

Ownership and responsibility for the consolidation and improvement of existing infrastructure and accessibility will transfer to the PEF community (see A1.2).

3.3 Housing & Development: objectives

The community's most urgent objective is to enable and manage the transition of FFT assets into community ownership. Future housing development must be for community benefit. Where possible, new housing needs to be affordable and community or cooperatively owned. It will be allocated using the TMC approved Allocation Policy administered by our Land and Housing Trust Committee or an updated version of the policy suitable to current needs.

EF and FFS's objectives, along with community partners, include restarting a variety of educational activities of different kinds, building on PEF core strengths and themes. To support their educational purposes, community landowners may need to build new student/staff/guest accommodation.

3.4 Environment & Resilience: objectives

Objectives include maintaining and improving a living environment that facilitates a close connection with nature, treating nature as a stakeholder; supporting and conserving biodiversity; growing more food on site; and taking pre-emptive action to reduce the impact of climate-driven flooding. PEF is on a pathway to align with local and national environmental and resilience initiatives such as Moray 30/30, Moray 2045 Biodiversity Plan and to become carbon neutral by 2032.

3.5 Economy & Education: objectives

Objectives include supporting existing and new sustainable enterprises, arts, and educational initiatives; creating jobs; and fostering a green, regenerative, and equitable economy in Moray as a model for a positive future.

Broadly, PEF aims to foster a 'one planet' sustainable economy and a compassionate society in harmony with nature and spiritual principles. Locally, and practically, it seeks to generate income to maintain and improve PEF buildings, green spaces and infrastructure, while funding eco-affordable housing and socially beneficial projects.

4.0 Action Plan

The projects listed below will either be delivered by the PEF community itself or in partnership with others. There are many other “internal” projects, covered in the LPPWG draft referenced in section 1.0 and included in outline here in Appendix 1 (A1). Monitoring, Review and Continued Engagement (Safeguards) are covered in section 4.5.

4.1 Infrastructure & Accessibility: projects

Short/Medium term 1-10 years

4.1.1 Support the Findhorn and Kinloss Community Council’s (FKCC) proposed emergency access road across Ministry of Defence (MOD) land through the north end of PEF should the B9011 be closed. To be reviewed annually with all relevant parties.

4.1.2 Explore and develop innovative methods to reduce, mitigate and adapt to flooding in the PEF.

4.1.3 Work with TMC and Scottish Water to ensure that there is drinking water and sewerage capacity for future PEF development.

4.1.4 Upgrade the Living Machine for all existing housing and new developments east of the runway. Potential new development areas include EF’s Central Area East and Pineridge. This is critical as the PEF understanding is that Scottish Water does not have further sewerage capacity. For internal projects see A1.2

4.2 Housing & Development: projects

Short/Medium term 1-10 years

4.2.1 Request a greater than one-to-one replacement permission for existing caravans, deteriorated bungalows and offices. Provide for a maximum average of 6 additional dwelling units per year for the life of the MLDP on all PEF properties. Refer to Table 1 below. Some of the older housing stock was built to low ecological/energy efficiency standards and needs to be replaced.

Project	New Student / Guest / Staff Beds	Units built	Units replaced	Net increase of units
EF Central Area East		35	10	25
EF Pineridge		25	10	15
FFS Central Area West (student/staff/guest)	40	10	7	3
FFS Cullerne Gardens (student/staff/guest)	40	10	0	10
Total for new projects	80	80	27	53

Table 1 Overview of Proposed Maximum Housing Development (2027-2037)

Note for FFS, 4 beds/unit is the best assumption currently. Predicted number of units (end 2026) is 250 (currently 232). At the maximum requested net increase of units over the MDLP2027, this would bring the PEF total to 303 by 2037. Overall, we anticipate up to 6 additional dwelling units per year for the life of the MLDP. This will be subject to the 2025 Housing Needs Assessment (A1.3.1).

4.2.2 Replacement housing and new residential housing: on Pineridge and Central Area East, new housing will include primarily community owned, affordable housing, and possibly, workshops, arts, and small business spaces. (Subject to an option to buy from FFT being completed in 2025).

4.2.3 New and replacement student/staff/guest housing on Central Area West.

4.2.4 New student/staff/guest accommodation on Cullerne Gardens to support new educational opportunities related to the gardens, permaculture and food production.

4.2.5 A wide variety of housing types are proposed, with emphasis on compact (detached, semi-detached, terraced) multi-storey, including multiple occupancy housing. All new housing should be built to a regenerative standard, akin to Passive House Standards, using low-impact methods.

4.2.6 For existing and new buildings, explore and develop innovative methods to reduce, mitigate and adapt to flooding across vulnerable areas of PEF.

4.2.7 Experimental Housing may include small, (less than 37m²) currently non-size compliant housing. This is being proposed to create significantly lower cost affordable housing, for students, guests and residents and potentially for coastal climate resilience adaptability (portability). If successful, this innovation could result in regulation change and benefits replicated elsewhere.

4.2.8 Projects for others to deliver, or to be delivered in partnership, include with Cullerne Farm (CF), which lies outside the current PEF settlement boundary. CF has long-standing goodwill and a strong relationship with PEF. Future joint work might include food production, parking and/or Holiday Park expansion, flood protection, buildings of various kinds, and other beneficial uses, subject to PEF community approval and the development of written legal agreements between CF, FFS, EF, and relevant others regarding land use, development, infrastructure, entrances, and appropriate phasing aligned with community priorities. For internal projects see A1.3

4.3 Environment & Resilience: projects

Short/Medium term 1-10 years

Work with TMC to mitigate flooding issues. The community aims to grow more food, co-create with nature, continue conservation initiatives and increase climate coastal resilience. **NOTE:** Proposals above (4.1.2, 4.2.6) have Environment and Resilience components. For internal projects see A1.4.

4.4 Economy & Education: projects

Short/Medium term 1-10 years

Overall Development: Create up to 2,000 square metres of various enterprise, social care and community structures including for elders, children, families and young people. Identified priority projects include replacement of the Phoenix Shop (whilst remaining open), and a new community centre. Aspirational projects include spaces for: education workshops and accommodation, social care, arts, business workshops and recreation. For internal projects see A1.5.

4.5 Monitoring, Review and Continued Engagement (Safeguards)

An annual review of all action plans will be carried out jointly by EF and FFS, with input from other relevant stakeholders, and will be presented to the community in a community newsletter and at a dedicated community meeting. All future major projects will be coordinated internally by the two major landowners EF and FFS, along with relevant stakeholders, to optimise phasing and ensure the best use of available resources.

The implementation of all development projects will be subject to PEF community consultation, decision-making and approval, in accordance with the deep democratic governance systems currently being developed and those already in use (PPG below). Development proposals need to include an assessment of their potential impact on the natural environment, considering Nature as a stakeholder alongside humans. Any expansion needs to be done at a pace allowing for effective social and cultural integration of new residents, to maintain the social cohesion of the community.

Within PEF a Park Planning Group (PPG) has existed for many years, with a remit to monitor and review proposed internal housing, infrastructure and landscaping before submittal to TMC. (see

Appendix 2). PPG's role is delegated to it by the Titleholders Association (THA) and is defined in the Deed of Community Conditions to which all Titleholders commit on acquiring land within the PEF boundary. PPG may need to be updated to ensure the safeguards laid out in the paragraphs above.

5.0 Project Mapping



Map 3: Neighbourhoods Within PEF Settlement Boundary

Actions described in section 4 will primarily take place in the following areas:

- Central Area West
- Central Area East
- Pineridge
- Cullerne House and Garden


Locations of specific projects within each of the areas have not yet been defined.

6.0 Statement Setting Out Reasons for Changes

The PEF Community is requesting a change to the Moray Local Development Plan (section 2.7) to:

- Update and build on its former world-leading position as a demonstration site for climate, nature positive and social equity place-based solutions for Moray and Scotland.
- Achieve greater sustainability, with a reduction in carbon emissions, greater energy efficiency and green energy supply and storage, and an increase in biodiversity and nature care.
- Deliver a significant improvement in housing quality and reduce fuel poverty.
- Create more affordable housing.
- Create more facilities to support social care, cohesion and attractiveness - such as for families and young people and for elder care and mobility-challenged access.
- Attract young people and families, and key workers with needed skills.
- Update arts facilities to modern low carbon and energy efficiency standards.
- Continue to offer the public multi-faith spaces and places for contemplation and non-denominational, universal, spiritual practice, open to all.
- Continue to develop its nature based, outdoors economy, with conservation, education and biodiversity support, serving the wider public with nature-based access and benefits.
- Create employment and regenerate the economy in the Findhorn peninsula which has been badly impacted by the closure of FFT and the loss of around 100 jobs.
- Continue to contribute to the innovation and knowledge-based Moray, Scottish and global economy for the benefit of society at large.
- Support the Moray lower carbon, nature positive and wellbeing economy.
- Demonstrate leading-edge community involvement, engagement and “deep democracy” processes in creating place-based plans, visions, and effective delivery - to serve the highest good and the good of the whole, in kinship with Nature, for the benefit of all beings.

7.0 Registration Check List

<p>Confirmation of the community body's status: EF: Ecovillage Findhorn is a non-profit Community Benefit Society, PEF post-code defined, in application for charitable status, with 85% of the settlement's residents as its members. It works closely with NFA.</p> <p>NFA: New Findhorn Association is a longstanding community association focused on social and cultural activities and cohesion, with PEF residents and locals in adjoining areas as its members. It works closely with EF.</p>	
<p>Contact details for the community body organisation: EF: board@ecovillagefindhorn.uk NFA: nfa@findhorn.cc</p>	
<p>A map showing the area referred to throughout the LPP with defined boundaries: Map 1 and section 5.0 Project Mapping.</p>	
<p>Demonstrate regard to National Planning Framework, Local Development Plan and Locality (Place): sections 2, 3 and 4 aligned with main categories in National Planning Framework.</p>	
<p>Confirmation that you have sent an information notice to Councillors and Community Councils: Details in Appendix 1.7 of LPPWG document, available for reference if requested.</p>	
<p>A statement of your desired development proposals or use of land within the area: section 4.0 Projects.</p>	
<p>Maps showing proposals for development or use of land (buildings): section 5.0 Project Mapping.</p>	
<p>A statement setting out the reasons for amending the Moray Local Development Plan: Requested changes to MLDP 2020 included in section 2.7. Reasons set out in section 6.0.</p>	
<p>A statement on your view of the level and nature of community support for the LPP: Summarised in 2.6. Additional details in Appendix 1.4 of LPPWG draft document, available upon request.</p>	

Appendix A1 Internal Projects

A1.1 Overview

The recommendations in the sections below are important internal strategies for PEF sustainability. Many are "blue sky" thinking, covering items the community could consider in the future. They are not yet funded or resourced and may need specific approvals to proceed. Some need legal agreements between different owners.

A1.2 Infrastructure and Accessibility: internal projects

A1.2.1 Upgrade Low Voltage Electrical System to allow further building development and EV Charging and develop renewable energy storage.

A1.2.2 Install distributed heating systems and / or heat pumps to remove all bottled gas.

A1.2.3 Potentially create an internal Community Infrastructure Company for site utilities: roads, paths, parking, sewerage, soakaways, potable water and low voltage electricity. Include long term planned maintenance and contingency planning.

A1.2.4 Use InterPED (Heriot-Watt) research strategy to transition the Park from fossil fuel to low/zero carbon working with Findhorn Wind Park and new Community Infrastructure Company.

A1.2.5 Improve safety, enhance aesthetics of Runway and existing vehicle entrance.

A1.2.6 Create a PEF parking plan and enforcement policy.

A1.2.7 Annually assess parking needs to determine any required additional parking. When needed, identify location and funding.

A1.2.8 Drinking Water: Assess condition and capacity of PEF potable water infrastructure. Assess whether new developments can be accommodated or require infrastructure upgrade.

A1.2.9 Carry out deferred maintenance of electric, water, sewerage PEF infrastructure, if not completed prior to 2027 and schedule future works regular plans and budgets.

A1.2.10 Costs for infrastructure (including tie-in existing infrastructure, and any required upgrades) will be integrated into the cost of each new development, with clear segregation. EF and FFS, along with relevant stakeholders (such as the envisaged new community owned infrastructure company), to produce a master plan of all potential infrastructure work over the period of the LPP, check there are no conflicts, phase efficiently, and investigate potential savings if working together.

A1.2.11 Continue to engage TMC about provision of public transportation: this is critical to on-site vehicle reduction.

A1.3 Housing and Development: internal projects

A1.3.1 Conduct a community wide housing needs survey in 2025 to generate a Housing Development Strategy. The survey should be used to select the number and types of housing needed. This process will also inform future LPP proposals (LPP2037).

A1.3.2 A tried, tested, TMC approved, affordable housing allocation policy is in place. This will be reviewed based on the results of the housing needs survey.

A1.4 Environment and Resilience: internal projects

A1.4.1 Develop a Tree Management Plan, implementing the recommendations from the 2024 Habitat Assessment Report. Develop PEF environmental management plan.

A1.4.2 Develop strategy for food security in PEF, including business plan, sites and staffing.

A1.4.3 NFA to develop a strategy for the development of cultural and social environments.

A1.4.4 Develop ecotourism development plans in Holiday Park, featuring riparian wetlands (NFD).

A1.4.5 Research, map and maintain Nature Corridors.

A1.4.6 Where needed, build on the existing PPG policy to ensure it continues to meet current and future development needs, maintaining effective community oversight and approval processes.

Update policies to protect food-growing areas from deer, such as with fencing or other strategies.

A1.5 Internal Goals: Economy and Education

A1.5.1 Create an interim community centre and children & families and elder care facilities.

A1.5.2 Develop collaborative education services strategy to deliver educational courses.

A1.5.3 Design and develop a single website representing PEF.

A1.5.4 Research and plan for expanding commercial space across PEF, with an integrated approach between all relevant bodies and especially to redevelop the Phoenix Shop to be ergonomically and energy efficient, as the current building is outdated, inefficient and inhospitable.

A1.5.5 Develop strategy to attract younger people and house Digital Nomads.

A1.5.6 Develop strategy to invite and house refugees.

A1.5.7 Develop design guidelines for new and/or replacement artist studios.

Appendix A2 Park Planning Group (PPG) Remit

Present building projects within PEF follow the sequence of review below. It is noted that PPG sits within the Titleholders Association (THA) - made up of all owners within PEF, with additional renter representation - and thus PPG ultimately defers to community governance processes and approval.

- An idea for a project is created. Concept documents are produced with enough information for people to understand the basic information, scope, look, and impacts of the project.
- The landowner seeks adjacent/affected neighbour review and comments.
- Landowner provides documents (including any neighbour comments) to PPG for their review.
- Project is advertised within the Community and often discussed publicly.
- After appropriate community process, which varies depending on the size, scope and impact of the project, PPG decides whether the project is in line with PPG guidelines, the LPP and community aspirations and allows the developer to submit to TMC for Planning Application.
- TMC reviews the planning application and determines what additional information, approvals or details are required and whether a revised planning document is required.
- If planning document accepted by TMC, it is open to public review and comment for a limited time on TMC website. Usually, TMC directly contacts all identified immediate neighbours, to advise them of the application and comment process. PPG and/or landowner can publicise the short-term opportunity for public comment and how to comment.
- If a significantly revised planning document is required by TMC, PPG coordinates with the landowner to understand whether required changes still meet community standard, additional community consultation is required and the revised document is good enough to submit.
- Once the revised project planning documents have been submitted to TMC they will be posted on the website and a limited time is allowed for public comment. TMC then decides whether to refuse or approve the application. If approved the project can proceed to building warrant stage.
- Building warrant documents, showing technical details for construction are then reviewed by TMC for approval to proceed with actual construction. If approved and funded, project can be built by the landowner.

Appendix A3 Abbreviations and Image Credits

Acronyms

EF	Ecovillage Findhorn Community Benefit Society
FFS	Findhorn Foundation SCIO
FFT	Findhorn Foundation Trust
FHT	The Findhorn Hinterland Trust
GEN	Global Ecovillage Network
LDP	Local Development Plan
LPP	Local Place Plan
LPPWG	Local Place Plan Working Group
MLDP	Moray Local Development Plan
MOD	Ministry of Defence
NFA	The New Findhorn Association
NFD	New Findhorn Directions
NPF	National Planning Framework
OSCR	Office of Scottish Charity Regulator
PEF	Park Ecovillage Findhorn
PET	Park Ecovillage Trust
PPG	Park Planning Group
SCIO	Scottish Charitable Incorporated Organisation
THA	Titleholders Association
TMC	The Moray Council

Image Credits

Cover	Graham Meltzer
Map 1	Collective Architecture
Map 2	BigEMedia
Map 3	BigEMedia