

Findhorn Village Local Place Plan

A Vision for Findhorn 2035

The Findhorn Village Conservation Company
& Collective Architecture Ltd.

January 2025

The Findhorn Village Conservation Company

TFVCC

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STRATEGY

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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

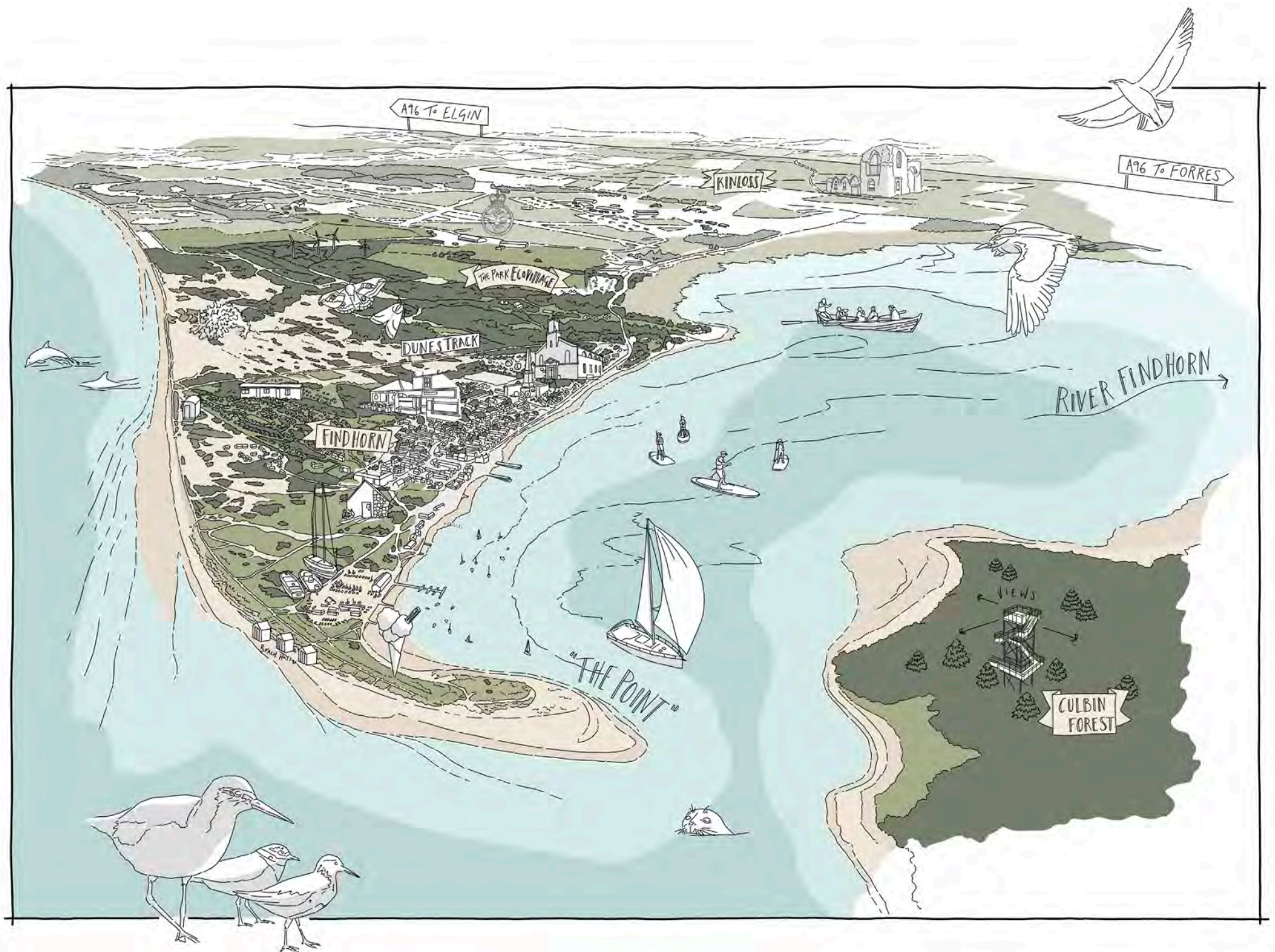
- 3.1 Overview & timeline
- 3.2 Event 01 - Tell us about Findhorn Village
- 3.3 Stakeholder engagement
- 3.4 Event 02 - Shape the Local Place Plan
- 3.5 Event 03 - Final presentation

4.0 VISION & PRIORITIES

- 4.1 Vision statement
- 4.2 Strategic priorities
 - Priority 1: To manage transport & access
 - Priority 2: To enhance coastal resilience
 - Priority 3: To protect natural assets
 - Priority 4: To harness natural energy
 - Priority 5: To balance tourism, residents & enterprise
 - Priority 6: To build sustainable and affordable housing & work opportunities
 - Priority 7: To conserve & enhance the area's character

5.0 DELIVERY & ACTION PLAN

- 5.1 Action Plan
- 5.2 Delivery and Alignment
- 5.3 Proposed amendments to MLDP 2020



Foreword

“We are delighted to present the Local Place Plan for Findhorn Village, ‘A Vision for Findhorn 2035.’ This has been developed through engagement with residents, organisations, businesses and stakeholders in and around Findhorn Village, supported by Collective Architecture.

The Plan outlines the key priorities for our Village and environs going forward. These have been illustrated with annotated spatial plans and a clearly defined Action Plan. The priorities focus on how we can build resilience and sustainability for our community and its future needs. These range from affordable housing provision and travel opportunities to low carbon energy production and ecological protection measures.

We’d like to thank everyone who gave their time, ideas and energy towards the development of this plan and strategy. We are committed to continue the good work completed to date and working collaboratively with you, and our local partners, to progress the next steps for our collective future.

We look forward to liaising with Moray Council and partners on the next steps for our Local Place Plan and integrating our key priorities into the forthcoming Moray Local Development Plan.”

- *Cathy Low for The Findhorn Village Conservation Company (TFVCC)*



1.0 Introduction

01

1.0 Introduction

1.1 Why a Local Place Plan?

1.2 The Findhorn Village Conservation Company

1.1 Why a Local Place Plan?

The Findhorn Village Conservation Company (TFVCC) has commissioned Collective Architecture to work with residents & organisations to develop a Local Place Plan (LPP) for Findhorn Village. The LPP offers a unique opportunity for the community to consider what is special about living in Findhorn, what could be improved upon, and what opportunities might exist for its future, and to express these ideas in the form of a spatial plan registered by Moray Council.

Moray Council is in the process of preparing its Local Development Plan (LDP) for the next ten years, which will 'set out a place based approach for the whole of Moray.' As part of this, local communities, led by a constituted body, can submit a Local Place Plan (LPP), which must be 'taken into account' by the local planning authority in its LDP preparation in line with Scottish Government legislation, including National Planning Framework 4 (NPF4).

TFVCC, on behalf of the Findhorn Village community, have opted to develop an LPP with the view that it offers a unique opportunity for the community to express aspirations for the area's future development, conservation and long-term resilience. This includes addressing ongoing issues such as housing affordability and supply, demographic imbalances, and environmental threats such as coastal erosion and flooding, which reflect the 'big challenges for a future Scotland, such as responding to the global climate emergency and tackling inequalities' (Circular 1/2022: Local Place Plans, 2022). The LPP will build on the previous 2017 Planning for Real process and actively guide TFVCC's ongoing work as a community body, allowing them and the wider community to develop short-, medium- and long-term solutions together.



Findhorn Bay

1.2 The Findhorn Village Conservation Company

The Findhorn Village Conservation Company (TFVCC) is a community led and controlled company limited by guarantee with charitable status. Since its formation in 2011, it has delivered a number of projects to support the Village, and is the 'Community-Controlled Body' putting forward this Plan.

From TFVCC's website:

'Formed in 2011 to further the achievement of sustainable development of the community and land in particular, TFVCC is led and managed by a volunteer board of local residents. Our purpose is to advance environmental protection or improvement including preservation, sustainable development and conservation of the natural environment; the maintenance, improvement or provision of environmental amenities for the Community; the preservation of buildings or sites of architectural, historic or other importance to the Community. Our membership is open to anyone on the electoral roll living in the postcodes of Findhorn village.'

'Across Scotland, land is being bought by communities who wish to remove the uncertainty inherent in private ownership. Land ownership by the community will unlock tangible assets, but it is the intangible skill and determination of people

that will see opportunities and accomplish projects - for Findhorn village we will need both. With strong community backing TFVCC applied to the Scottish Land fund and in 2016 were successful in our bid to buy the residual Novar Estates land in Findhorn.'

'TFVCC sources grants to undertake specific projects, and now generates income from the Findhorn Beach West Motorhome Stopover as well as the soon-to-be-implemented payment system for car parking in the Beach West car park.'

'During 2024 TFVCC is working with Collective Architecture to develop a Local Place Plan for the Findhorn village area. The priorities identified in this consultation and planning process will inform and guide TFVCC's work over the next 10 years.'

More details about TFVCC, its membership process, services and projects can be found at findhornvillageconservation.org.uk.



View to piers



Signage on beach



2.0 Findhorn Village Today

02

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

2.1 History & heritage

‘Findhorn is a historic village located in Moray that was once an important commercial and fishing port, featuring a thriving shipbuilding industry with trading links to Scandinavia and beyond’ (Visit Scotland). Today, the Bay remains key to the Village character, hosting more recreational activities such as sailing and watersports.

According to the 2017 Planning for Real report, which outlined ‘a brief history’ of Findhorn: ‘The existing settlement is the second village to bear this name, the original having been a mile to the northwest of the present position and inundated by the sea in 1702. This transposition was not an overnight catastrophe but a gradual withdrawal from the earlier site during the late seventeenth and early eighteenth centuries.

‘In the seventeenth century Findhorn was the principal seaport of Moray and vessels regularly sailed to and from all parts of the North Sea and as far as the Baltic Ports...During the nineteenth century fishing predominated...[but] the early twentieth century saw a decline in fishing as the traditional two-masted zulus were in their turn being replaced by larger vessels...The shore-based salmon fisheries lasted until the 1980s but they too are no more.’

‘Nowadays, Findhorn is home to the Moray gig training vessel, Le Bien Trouve, and the coastal rowing skiff, Joppa. The Crown and Anchor Inn, dating from 1739, is the oldest surviving structure in the village. Other prominent buildings include Findhorn House, built in 1775 now the home of the Royal Findhorn Yacht Club, The Kimberley Inn, The James Milne Institute, Findhorn Church and the North Pier.’



Historic photographs of Findhorn village (source: Francis Firth)

According to its Conservation Area Character Appraisal, The Findhorn Conservation Area is 'a fine example of a traditional Seatown settlement in Moray. It has a unique and distinctive "sense of place" and has a rich and well maintained townscape,' including a number of Listed Buildings both within and outwith the Conservation area.

'The combination of setting, layout and traditional building types has made Findhorn an attractive village with a distinctive character. The higher ground round the market cross and harbour contains the relatively large buildings of the Village Hall, Yacht Club and Crown and Anchor Inn (1739). Elsewhere there is a predominance of single storey cottages that lie "gable on" to the shore and are interlinked by a series of small lanes and paths, which are called "stripleys". The parallel lines of cottages, and intervening grass and pebble paths are a feature of the village...small extensions and gardens add interest and a wealth of detail.'

The character and identity of Findhorn Village is intrinsically linked with these natural and built heritage assets: as such, any future development must carefully consider how such assets are conserved and protected for future generations, and how new additions to the Village might sensitively integrate with existing surroundings.



Historic photograph of Findhorn Bay (source: Francis Firth)

2.2 Wider context

Findhorn Village is located alongside the neighbouring Park Ecovillage Findhorn on the north-eastern shore of Findhorn Bay and south of the Moray Firth. By road (the B9011) it is located about 3 miles from Kinloss Village and 5 miles from Forres.

The Village is situated along the Moray Coastal Trail which connects it to other areas in the region such as Forres, Burghead and Lossiemouth along the length of the Moray coastline, and is also situated in close proximity to the Sustrans National Cycle Network Route. Forres train station is roughly a 10 minute drive or 25 minute cycle away.

Findhorn Village is a distinct community to the neighbouring Park Ecovillage Findhorn (also carrying out a local place plan). However, both areas share common services and are included within the same settlement boundary in the current Moray Local Development Plan (2020). They are also both represented by the Findhorn and Kinloss Community Council. As such, despite separate LPP processes being pursued by the relevant community bodies, a 'joint statement' has been prepared by both communities which outlines areas of mutual agreement for consideration for both LPPs, which can be viewed in final section of this report.



Findhorn Village location plan, including study area boundary and community trust ownership



FINDHORN VILLAGE
Area of study

Moray Firth

Roseisle
Forest

Moray Coastal Trail

Culbin Sands

Findhorn Bay

MOD Base

B9011

THE PARK ECOVILLAGE

KINLOSS VILLAGE

Findhorn Bay Local Nature Reserve

To Elgin &
Aberdeen

A96

FORRES

FORRES TRAIN STATION

Area of study and surrounding context

2.3 Land & building use

The map opposite demonstrates the variety of building uses within the Village, with an evident prevalence of residential buildings. A concentration of retail/commerce and recreation/leisure buildings can be found mostly along the main B9011 route round the Village centre, with the boatyard located to the West and the Findhorn Sands caravan park to the North.

The Dunes, a nationally ecologically significant natural landscape feature, can be found to the east of the Village, with Moray Firth to the north and Findhorn Bay located to the southwest; the character of the Village is rooted in its natural context and proximity to green-blue assets.



Building use plan and key

2.4 Recent Findhorn Village projects

The diagram opposite and key below outlines some recent projects and interventions delivered by The Findhorn Village Conservation Company (TFVCC), including improvements and upgrades to existing infrastructure, identification of sites for future development/community use, and engagement with planning processes such as the recent 'Call for Ideas' exercise. It is hoped that the LPP can continue to build on this work to date and consider further opportunities for the future.

KEY

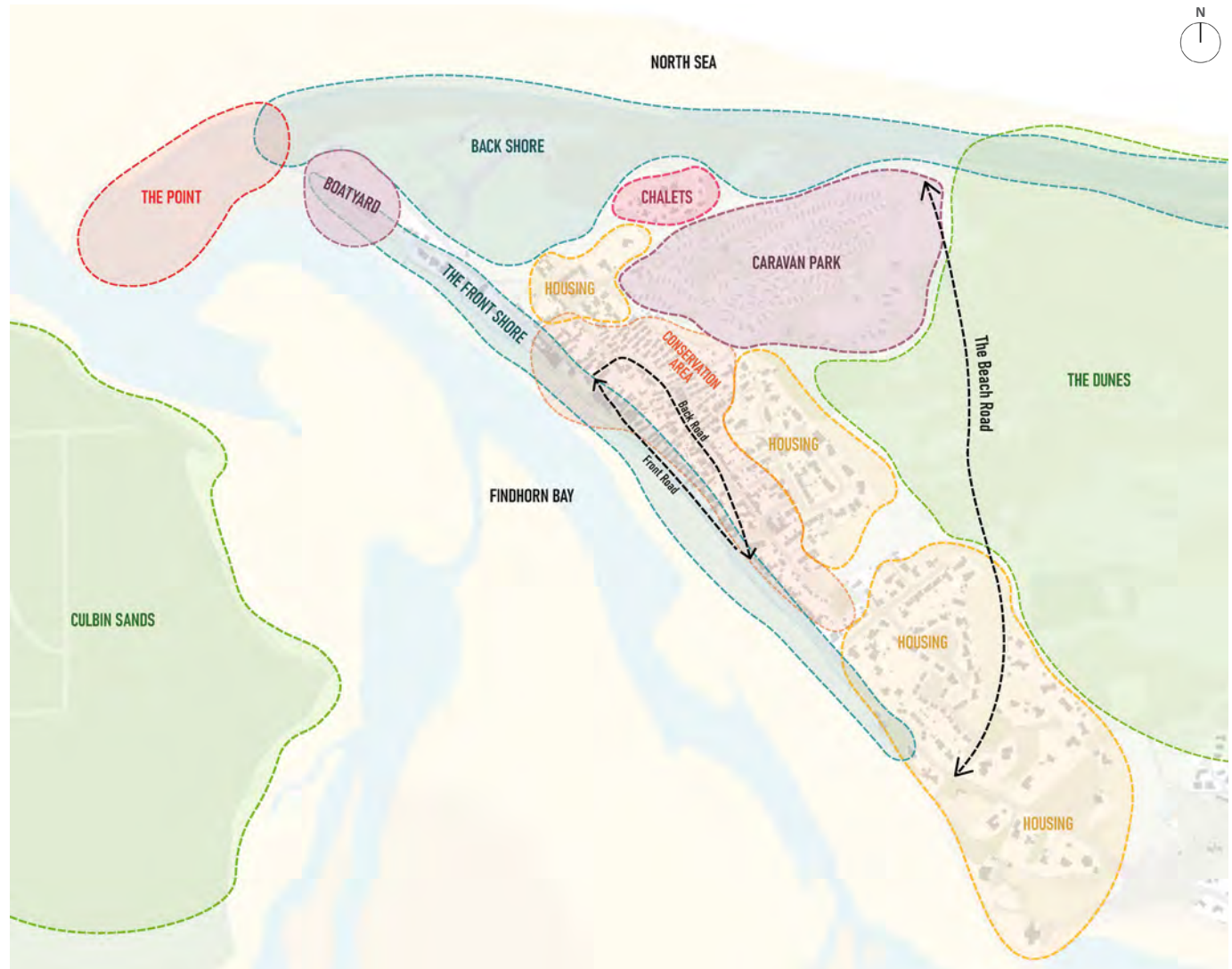
- 1** Motorhome Stopover
- 2** Public toilet blocks brought back into use
- 3** Improvements to beach road, resurfacing of car parking & new accessible ramp to backshore
- 4** Findhorn Path - upgrade of path to be accessible, linking Kimberley Inn & Boatyard
- 5** Identified site for allotments
- 6** Purchase of garages site with planning permission for workshops / studios
- 7** Submission to Moray Council's 'Call for Ideas' for potential affordable housing site
- 8** Discussions with Church of Scotland regarding preferred bidder for church purchase



Recent Findhorn Village projects

2.5 Character areas

The map opposite outlines existing 'character areas' within the Village, which was used to help community members attending engagement events to visualise the spatial makeup of their neighbourhood and its distinct areas, and which was later used as a tool to define regions for specific interventions and strategies within this LPP.



Existing character areas plan

2.6 Transport & moving around

The map opposite demonstrates the main routes, roads and bus stops in the Village, including key piers, slipways and landing points for boats. The main B9011 vehicular road forms a loop round the Village centre, creating the locally known 'front road' and 'back road' (see character areas plan).

At present, the Village is very much dominated by cars, used both by locals and tourists coming to visit the area. Moreover, the public bus service that formerly ran between Findhorn and Forres and operated by Stagecoach was recently scrapped, placing greater reliance on the use of private vehicular use to get to and from the Village. Parking, speeding and traffic issues were therefore frequently raised by community members during the engagement process, which is outlined in chapter 3.



Transport, movement & access plan and key

2.7 Ecology & landscape

The map opposite outlines NatureScot's current national and local land designations for the area in and around the Village, which focuses on protections such as 'special landscapes' and nature conservation areas. This were presented to the community to demonstrate how future strategies and visions must align with or contribute to the protection and enhancement of the Village's natural heritage and assets, and helped prompt interesting discussions around local experiences with and ideas on natural heritage and outdoor/ green/play spaces in the area.

KEY

-  Site of Special Scientific Interest (SSSI)
-  Geological Conservation Review Sites
-  Local Nature Reserves
-  Special Areas of Conservation



Ecology & landscape plan and key

2.8 Flood risk

The map opposite outlines the Scottish Environment Protection Agency (SEPA)'s coastal flood risk assessments for the area in and around the Village, including both current risks (blue) and future projections (pink). This mapping became a key focal point in the engagement and proposal stages, where flood risk and the building of coastal resilience formed key considerations for the LPP strategy.

KEY

- Area currently has a 10% chance of flooding each year
- Area currently has a 0.5% chance of flooding each year
- Area currently has a 0.1% chance of flooding each year
- By the 2080s, each year this area may have a 0.5% chance of flooding (SEPA)



Flood risk plan & key

2.9 Strengths, weaknesses & needs

Both the preliminary site analysis outlined previously and early discussions with the community and stakeholders (see chapter 3) allowed for the identification of Findhorn Village's current strengths and weaknesses, as well as the needs of the community and the area, which are outlined in the following spreads.



Aerial image of Findhorn Village (credit: Andy Innes)

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**

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 'stripleys', 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

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** and facilitation of self-sufficiency e.g. in maintenance of shared public areas
- Improved **communication and integration with neighbouring areas** outwith the Village



KIMBERLEY
INN
FINDHORN.
REAL ALE
FINE PUB
FOOD

Entrance

3.0 Engagement process

03

3.0 Engagement process

- 3.1 Overview & timeline
- 3.2 Event 01 - Tell us about Findhorn Village
- 3.3 Stakeholder engagement
- 3.4 Event 02 - Shape the Local Place Plan
- 3.5 Event 03 - Final presentation

3.1 Overview & timeline

The engagement process involved two in-person workshop events with the public, numerous stakeholder sessions, presentations and meetings with TFVCC board, and a final community presentation prior to the writing of this report.

Public drop-in consultation events were held in February and July 2024, which invited members of the Findhorn Community to first 'Tell us about Findhorn Village' prior to the formulation of any strategic proposals, and then to 'Shape the LPP for Findhorn Village,' where attendees were able to share their thoughts on the ideas beginning to take shape. The Place Standard Tool (see opposite) was used to structure conversations throughout. In parallel to this, non-community stakeholders including small business owners, local and surrounding community groups and community facilities and services were invited to share their insights and feed into the LPP process via targeted stakeholder engagement.

In October 2023, a final public presentation of the LPP strategy was held, where members of the community could view the proposals forming the body of this report and to ask Collective Architecture and TFVCC any questions they might have. The engagement process and its outcomes

form the foundation of this Local Place Plan's proposals and strategies; as such, the insights gathered from the various contributors over the course of this process are outlined in this chapter.

It is the belief of the LPP design team that due to the impressive turnout at events and the extent of the feedback received that engagement for the LPP has been both '**collaborative**' and '**proportionate**' (in line with recently-published Scottish Government guidance on Effective Community Engagement, December 2024). Engagement was also implemented very '**early**' in the project, and with feedback newsletters being issued back out to the community at key stages throughout the process, it is our belief that the engagement was '**meaningful**', allowing people to 'understand how their views have been considered.' Due to the extent of positive feedback at the final public event and a concluding round of applause from those attending, we feel there is **broad community support** for the LPP.

Event 01 - Tell us about Findhorn Village
Wednesday 21st February drop-in

+ Feedback summary/newsletter
Issued early April

Event 02 - Shape the LPP for Findhorn Village
Wednesday 17th July drop-in

+ Feedback summary/newsletter
Issued September

Event 03 - Final Community Presentation
Monday 28th October presentation + Q&A

Draft LPP report submission
January 2025

Tell us about...

IDENTITY, CHARACTER, & INFLUENCE

What does it mean to you to live in/visit Findhorn Village?
Do you feel a strong sense of 'belonging'?

How does the community in the Village celebrate, e.g. history, heritage, arts, music culture, sporting events etc?

Do you know about The Findhorn Village Conservation Company, the work it's involved in, and how to get involved/have a voice and impact?

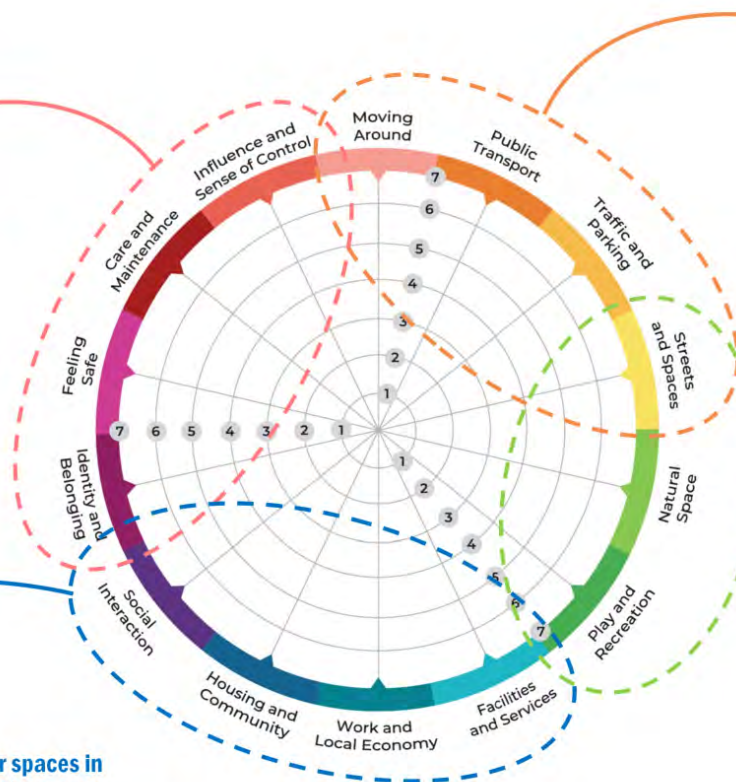
Tell us about...

HOUSING, WORK, TOURISM & AMENITIES

What are your favourite/most frequented buildings/indoor spaces in and around the Village, e.g. any restaurants, churches, cafés, bars or shops that are particularly important to you?

Which assets do you think need protection, enhancement or particular consideration in the Local Place Plan?

What do you think is lacking in the Village in terms of housing, work, tourism & community amenities and facilities? Do you have suggestions for future sites in the Village to develop these uses?



Tell us about...

MOVING AROUND, ACCESS & TRANSPORT

For example...

How do you currently get around/into/out of the Village e.g. by car, on foot, by bus, bike or boat...?

How does it feel to move around/accessing the Village currently?

Do you experience any barriers to movement, e.g. parking issues, poor walking links, inappropriate cycling infrastructure?

Do you have any suggestions for improving movement and access in the Village, e.g. pedestrianised routes, public slipways and piers, more/less parking, car-sharing, E.V. charging points etc?

Tell us about...

BEING OUTDOORS, ECOLOGY & NATURAL SPACES

What are your favourite/most frequented outdoor spaces in and around the Village, and what might you do there?

Which natural assets/spaces do you think need protection, enhancement or particular consideration in the Local Place Plan?

Do you have any ideas regarding new or improved outdoor/green/play spaces within the Village?

3.2 Event 01 - Tell us about Findhorn Village

The first engagement event was held both to help de-mystify the Local Place Plan process/legislation to members of the Findhorn Village community and to gather insight from the community themselves on what it was like to live in the area.

The event was held as a series of 'drop-ins' over the course of a day on the 21st February 2024, taking place at three different locations and times of day to allow as many people to attend as possible. This involved setting up at a morning coffee meet-up in the Village Centre from 10am-12.30pm, at the James Milne Institute from 2pm-5pm, and at local pub the Crown and Anchor Inn in the evening from 7-8.30pm.

The setup of the drop-in involved the use of large display boards on stands (see overleaf) which attendees could view, ask questions on, and attach post-it notes to, including written comments, questions and feedback. Members of Collective Architecture and TFVCC were available throughout to explain the content of the boards to attendees, answer questions and offer insight into the LPP process where necessary. Most importantly, the display boards included only baseline information and no proposals; the main purpose of the day was to gather and 'harvest' insights from the local community on what it was like to live in Findhorn Village, what was working well, and what could be working better, in order that this feedback could form the basis of the LPP strategisation and proposal process.



A VISION FOR FINDHORN 2035

Drop-in consultation events

The Findhorn Village Conservation Company, in association with Collective Architecture, is seeking ideas from the local community to help create a future vision for Findhorn together. This vision will form the basis of a Local Place Plan, to be submitted to Moray Council in September 2024 and considered for adoption as part of their upcoming Moray Local Development Plan (MLDP) 2027.

We would be delighted if you could join us to share your ideas, concerns and wishes with us at our multi-stop consultation event. You can find us on:

WEDNESDAY 21st FEBRUARY 2024

at the following times & locations:


10am-12.30pm: The Findhorn Village Centre

2pm-5pm: James Milne Institute

7pm-8.30pm: Crown & Anchor Inn

WHERE TO FIND US

on Wednesday 21st February



We hope you can make it along to one of our events at the venues listed above. However, if for any reason you can't make it along on the 21st February, we will have an online questionnaire on **TFVCC website** where you will be able to view the consultation boards and share your views. We'll also display the Boards in and around Findhorn in the following weeks, and will leave paper copies of the Boards and questionnaires at key locations including the **Village Shop, Findhorn Village Centre, The Captains' Table, and the Crown & Anchor.**



Engagement event 01 morning session



Engagement event 01 evening session

Event 01 display boards

The display boards (see opposite) outlined: background information on the project and engagement event itself, The Findhorn Village Conservation Company (TFVCC) and the process and purpose of writing a Local Place Plan; what Collective Architecture currently understood about Findhorn Village (through previous experience working in and around the area and through preliminary desktop analysis); the initial stakeholder mapping in and around the area, and some prompt questions for attendees to answer using categories distilled from the Place Standard Tool.

As mentioned previously, the primary purpose of the boards was not to share initial ideas and proposals, but to start from a position of asking the community their views, experiences and insights on life in Findhorn Village, which they could share either verbally with the design/client team in attendance, by writing on post-it notes and sticking these to the boards, or by filling out online or physical feedback forms. The displayed drawings included the design team’s understanding of existing information on transport, flooding and ecology, existing amenities and facilities, where attendees were invited to share their own experiences of these facets and, if necessary, provide any corrections or additions to the information shown. The background to, process of and reason for writing a Local Place Plan was also outlined, again encouraging questions from attendees, and local stakeholders were also invited to make themselves known for future engagement via the ‘initial stakeholder mapping’ board.

The turnout for the event was excellent and a considerable number of post-it notes and feedback forms were gathered, recorded and distilled into a number of findings - these are outlined overleaf.

01 A VISION FOR FINDHORN 2035 | A Local Place Plan

Since its formation in 2011, The Findhorn Village Conservation Company (TFVCC) has delivered a number of projects to support the Village (as set out in the image below). The Local Place Plan process offers a unique opportunity for our community to build on the work to date and consider opportunities for the future. We hope to involve as many people as possible in the development of the strategy to ensure we build resilience and opportunities together for the next 10 years.

1 Workforce Support
2 Public toilet facility brought back into use
3 Improvements to beach road, resurfacing of car parking & new accessible entry to beachfront
4 Findhorn Path - upgrade of path to be accessible, adding benches, trees & signage
5 Identified site for additional
6 Purchase of garage site with planning permission for residential use
7 Submissions to Moray Council's Call for Heat for potential affordable housing use
8 Discussions with Church of Scotland regarding potential building for church purchase

TFVCC

Map of recent Findhorn Village projects

Project overview & introduction

Why are we ENGAGING TODAY?

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 to inform the forthcoming LDP. This needs to be submitted to Moray Council by September 2024.

TFVCC has commissioned Collective Architecture* to work with residents & organisations to develop a vision, plans, engagement events and strategies for a Local Place Plan (LPP) for Findhorn Village.

In the first instance we are seeking your views and ideas on existing challenges and opportunities that exist within the Village and wider landscape. There will be future events taking place over the coming months where we can feedback and further share ideas to shape the vision and LPP.

What is a LOCAL PLACE PLAN (LPP)?

A Local Place Plan (LPP) is an expression of community aspirations and solutions, which can influence local planning policy and priorities for future development in the area and help the community deliver its own projects.

It is a proposal by a community about the development or use of land within their local area, describing what changes people want to see. These are collected and submitted to Moray Council to shape their Local Development Plan for the area. An LPP includes a spatial vision for the community that maps where changes will happen along with an action plan laying out how changes will be delivered. **The below includes guidance from Moray Council on what can be included in an LPP:**

IN	OUT
Sites for housing, employment, or business/ community facilities	Proposals that don't impact the long-term use of land e.g. occasional events/activities
Sites that support climate change adaptation e.g. flood mitigation, renewables	Litter management
Local initiatives for promotion of active travel and food growing	Improvements to public transport routes/timetables
Open space, play provision and green/blue infrastructure	Dog fouling
Conservation of the natural/ built environment	
Improvements to village or neighbourhood centres	

*Note: Collective Architecture is an architectural practice specialising in strategic planning, architecture, conservation and building performance. They have studios in Glasgow, Edinburgh and Dundee and are working extensively in Moray for clients that include Duffryn and District Community Association, Moray Council, Park EcoVillage Findhorn and the Cairnash Trust.

Event 01 display board 1

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

VILLAGE SCALE | Area of study for Local Place Plan project

The map above outlines the **approximate area of study for the Local Place Plan**, noting that this is a guideline only, and neighbouring areas outside this boundary will feed into our thinking for the vision-making and strategy exercises where necessary and appropriate.

We have also mapped the building use types within the Village. The Local Place Plan may be used to identify buildings for conservation and restoration, or perhaps new sites for housing, employment, facilities, or community amenities and facilities. Please tell us your experiences, ideas, wishes and concerns regarding built assets/interior spaces within the Village, including thoughts on both existing assets and spaces, as well as potential future ones.

WIDER LANDSCAPE | Surrounding context for consideration in this study

The map above demonstrates the **wider connections and areas of interest surrounding the Village**, including links to neighbouring Kilnness Village, Plover, and the Plover Estate, and key vehicular and walking routes e.g. main roads and the Moray Coastal Trail.

It will be important to consider the **strategic location of the Village** within this wider context and ecological landscapes in the LPP study process. Please tell us your experiences and ideas regarding links to neighbouring communities or landscapes, which could be related to active travel, sharing of assets, ecological enhancements, and/or convenience.

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

CHARACTER AREAS & IDENTITY | Character areas in and around Findhorn Village

The map above outlines existing **'character areas'** within the Village, which will help us to define distinct regions for specific interventions and strategies within the Local Place Plan. This will give clarity and legitimacy to the study, aiding Moray Council in understanding the proposals to be included in the upcoming Moray Local Development Plan 2027.

This is our impression of the distinct character areas of the Village, but your input is essential. Please let us know of any amendments, additions, or name changes you would suggest could be made to the above 'character area' map.

TRANSPORT & MOVING AROUND | Routes, roads, trails & bus stops

The map above demonstrates the **main routes, roads and bus stops** in the Village, including key places, alleys and landing points for boats. Sustainable transport is key to building the climate emergency and improving health outcomes in local communities, and so much we would like to build up a picture of how people move around the Village currently and what residents would like to see change in the future.

Please tell us your experiences of moving around the Village, including currently favoured modes of transport, any challenges to movement and access, and potential future opportunities for active travel (cycle paths/walking routes etc.)

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

ECOLOGY & LANDSCAPE | Naturalist National and Local land designations

The map above outlines Naturalist's current **national and local land designations** for the area in and around the Village, which focus on protecting such as 'Special Landscapes' and nature conservation areas. These may be nationally/internationally important or more locally significant, but all are fundamental to consider in the context of the Local Place Plan. We must consider how future strategies and visions align with or contribute to the protection and enhancement of our natural heritage and assets.

Please tell us your ideas, concerns, thoughts and experiences regarding ecology, natural heritage and outdoor/green/play spaces in and around the Village.

FLOOD RISK | Scottish Environment Protection Agency coastal flood mapping

The map above outlines the Scottish Environment Protection Agency (SEPA)'s coastal flood risk assessments for the area in and around the Village, including both current risks (blue) and future projections (pink). Flood risk and building coastal resilience will be key considerations in forming a future vision. It will determine where and what kind of development can happen, but also offers opportunities to consider how best to adapt to and mitigate current and projected flooding for the short, medium and long term.

Please tell us your ideas, concerns, thoughts and experiences regarding coastal and surface water flooding in and around the Village.

05A VISION FOR FINDHORN 2035 | Initial stakeholder mapping

FINDHORN VILLAGE STAKEHOLDERS | Internal and external organizations, businesses, landowners and services

We have started to map out the organizations, groups, businesses, landowners and services situated in and around Findhorn Village who are locally active and/or may have a 'voice' or interest in a future vision for the area. We will speak to those with as many of these groups in discussion, as far as possible, to see how we can involve them in the vision-making / Local Place Plan process.

If we have missed anyone or have any incorrect information, we would like to know. Please use the form below to update us on any stakeholder information you think we should have.

Additionally, if you represent any of these groups, please take a stakeholder feedback form or use the QR code to complete online.

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

The Place Standard tool

The Place Standard tool was created by the Scottish Government and Architecture & Design Scotland, and is used as a way to assess the quality of places. It is used as a simple framework to structure conversations about places, including physical qualities like buildings and outdoor spaces, together the transport and parking, and those such as safety, identity and belonging.

Below, we have used the 14 categories of the Place Standard to create some broad themes for conversations about the Findhorn Village. Please tick some Place Standard criteria on this board, using the prompts below, to tell us your thoughts about what it's like to live, work in, or experience the Village, whether good, bad, or neutral.

Tell us about... MOVING AROUND, ACCESS & TRANSPORT

For example...

- How do you currently get around/take/tell of the Village e.g. by car, on foot, by bus, bike or boat...?
- How does it feel to move around/navigate the Village currently?
- Do you experience any barriers to movement, e.g. parking issues, poor walking paths, inappropriate cycling infrastructure?
- Do you have any suggestions for improving movement and access in the Village, e.g. pedestrianised routes, public bicycles and plans, more/less parking, car sharing, E.V. charging points etc?

Tell us about... HOUSING, WORK, TOURISM & AMENITIES

What are your favourite/most treasured buildings/interior spaces in and around the Village, e.g. any restaurants, churches, cafes, bars or shops that are particularly important to you?

Which assets do you think need protection, enhancement or particular consideration in the Local Place Plan?

What do you think is lacking in the Village in terms of housing, work, tourism & community amenities and facilities? Do you have suggestions for future sites in the Village to develop these uses?

07A VISION FOR FINDHORN 2035 | Anything else you can share?

Please use this space to share **Points with any other comments, insights, concerns or queries** you have regarding the Local Place Plan project.

Event 01 feedback

Attendees were asked to share their insights with various themed prompts ("tell us about transport," "tell us about housing," and so forth) and feedback was gathered via verbal conversation with attendees, post-it notes attached to boards, physical and online feedback forms (aimed at both general community members/the public and other stakeholders). This was collated and findings summarised in a 'feedback summary' document (see spreads on opposite page) which was distributed physically and via QR code/web link on the May 2024 LPP newsletter received by community members in the Village.

Feedback on demographic information questions revealed that over 50% of respondents were aged 66 or older, with very few responses from young adults and children, which somewhat corroborated initial findings that Findhorn Village is an area suffering from an **ageing population**. Few responses were gathered from outwith the Village itself, which was to be expected, however it focused the design team's attention on the need to hear more from stakeholders and people living in neighbouring communities to learn more about **common issues affecting the entire region**.

When prompted to share what respondents liked about Findhorn Village and what was working well, the following emerged as prevalent answers:

1. **Natural assets** such as the Bay, beach and dunes, highlighted as a key aspect that gives Findhorn its character;
2. A sense of **close-knit community** and the people of Findhorn Village, and;
3. General **amenities** such as pubs, cafes & shops

With other positive aspects mentioned including the proximity to the **Park Ecovillage**; 'lovely walks' along the beach/Bay; the 'long and interesting **history/heritage**' of Findhorn; **birdwatching** activities; **community land-ownership**, and the proximity to and diversity of **wildlife**.

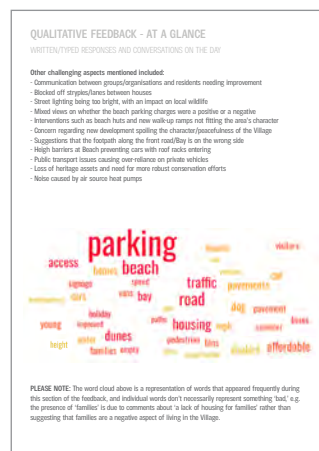
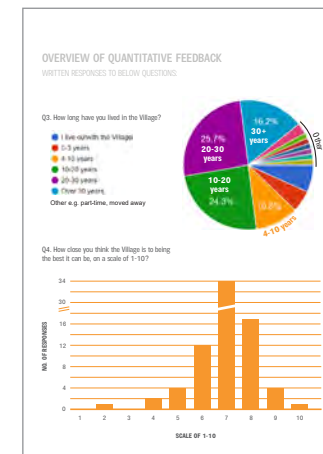
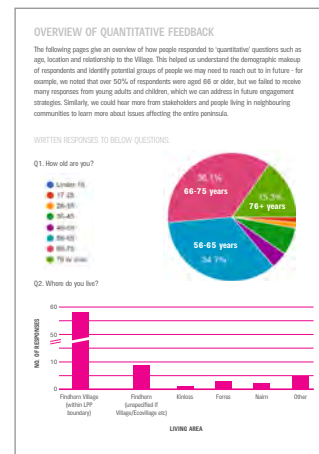
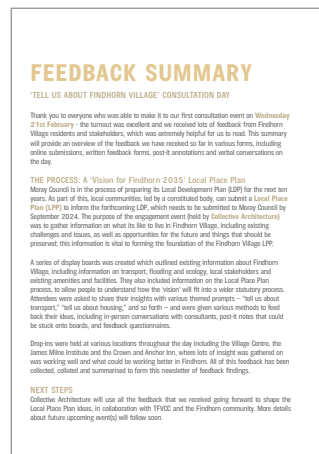
When sharing what wasn't working and what could be improved, respondents mentioned:

1. **Parking and traffic** issues, including divided opinion on whether there was too much or too little parking, speed limit issues and increased traffic in summer tourist season;
2. **Affordability of housing** and prevalence of **second homes/holiday lets**

Event 01 physical and online feedback forms

3. **Environmental issues and risks** such as the Bay silting, the coastal defence wall eroding, issues with sewage and stormwater systems and threats to the dunes and other wild landscapes;
4. Lack of accommodation and **accessibility for disabled and elderly** residents, and;
5. **Anti-social behaviour and non-spatial issues** such as littering, dog fouling, poor parking/tourist etiquette (though not technically under the remit of a Local Place Plan according to government guidance).

With other negative aspects mentioned including **poor communication** between groups/ organisations and residents; **street lighting** being too bright; mixed views on beach **parking charges**; spatial interventions not fitting the area's character; concern regarding **new development spoiling the character**/peacefulness of the Village; suggestions that the footpath along the front road/Bay is on the wrong side; **public transport issues** causing over-reliance on private vehicles; **loss of heritage** assets and need for more robust conservation efforts, and noise caused by **air source heat pumps**.



3.3 Stakeholder engagement

Throughout the LPP engagement process, the team reached out to and had conversations with various stakeholders including local and neighbouring organisations, groups, and businesses, as well as relevant statutory organisations and utilities providers.

A list of stakeholders who were contacted for input into the LPP process can be viewed on the table overleaf. Stakeholders were asked what specific issues they would like to raise with the LPP design team in online and physical feedback forms; due to the variety of stakeholder types, a range of topics were covered in the feedback given by those who responded, including:

- The need for conservation and the educational potential of Findhorn's wild/natural assets, including use of information boards for visitors
- Concerns with environmental issues such as the erosion of flood defences and silting of the Bay
- The need for more robust conservation of built heritage assets and unique characteristics (e.g. the 'striples') within the Village to retain the identity and status of the Conservation Area
- The need for joined-up thinking/collaboration between Findhorn Village and The Park Ecovillage Findhorn, particularly with regards to both LPPs
- The opportunity for a Dark Sky Initiative
- The opportunity to capitalise on community landownership in the Village and to attach clauses/requirements to this land e.g. to preclude development on environmentally significant land
- The need for appropriate affordable housing, elderly housing, and workers' accommodation, and issues with extent of 2nd/holiday homes
- The need for additional local facilities, such as for the sale of local crafts, a dedicated boat house for the Rowing Club, a Maritime Community Hub etc.
- Requests for the consideration of tourist-related issues, including parking, accommodation, finance, and impact on local populations
- The need for improved traffic management, with conflicting viewpoints on parking expressed (too much/too little, impact on pavements etc).

Several in-person meetings were held with stakeholders to have more detailed discussions on key issues affecting the Village and its surroundings, including a walkaround of the Dunes with the Dunes Trust, Hinterland Trust and local lichen expert Heather Paul to discuss environmental constraints and conservation needs; a Findhorn Bay stakeholder meeting which gathered the 'hopes, concerns, wishes and challenges related to Findhorn Bay' such as they pertained to the LPP; and several meetings with local Village business to discuss their ideas.

This feedback has been factored into and embedded in the LPP strategy, with the action plan (chapter 5) reflecting the ambitions of the community and stakeholders as balanced with the limitations and scope of the LPP as a tool.



Findhorn Dunes stakeholder walkaround



TFVCC Annual General Meeting

Local Organisations/elected members	Local Groups	Local Businesses	Services (outwith village)	Key/Neighbouring Landowners	Statutory Organisations
The Findhorn and Kinloss Community Council (and Resilience sub-group)	Royal Findhorn Yacht Club	Findhorn Village Store	<u>Health:</u>	The Findhorn Village Conservation Company	Moray Council
The Findhorn Village Conservation Company	Residents' Association	Findhorn Marina and North 58	Forres Health and Care Centre	Findhorn Sands Holiday Park	NatureScot
Councillor Scott Lawrence	Findhorn Village Centre and Hostel	Findhorn Sands Holiday Park	Forres Dental Practices	Boatyard Marina	Scottish Environmental Protection Agency (SEPA)
Councillor Paul McBain	Findhorn Village Heritage Centre and Icehouse	Kimberly Inn Public House	Dr Gray's Hospital - Elgin	Findhorn Hinterland Trust	Scottish Fire and Rescue
Councillor Kathleen Robertson	James Milne Institute and associated groups/activities	Crown and Anchor Public House	Leachhill Trust (opening end 2026 (tel. 07711346975)	Findhorn Dunes Trust	Police Scotland
Councillor Draeyk van der Horn	Boatyard Marina and associated organisations	Captain's Table Restaurant	<u>Leisure:</u>	Findhorn Foundation / Findhorn Foundation SCIO	Forestry and Land Scotland
The Park Ecovillage Findhorn	Wild Things! (Environmental Education in Action)	The Bakehouse Shop and Takeaway	Forres House Community Centre & Forres Library	Duneland Ltd	RSPB
	Findhorn Bay Local Nature Reserve	Torta Cafe	Forres Leisure Centre and Swimming Pool	Forestry and Land Scotland	Highlands and Islands Enterprise
	Findhorn Fairway Committee	Moray Carshare	Kinloss Swimming Pool (although no longer open to the public)	Moray Council	Visit Moray Speyside
	Findhorn Angling Club	Fish Merchant (visiting van)	<u>Education:</u>	Crown Estate	Moray Local Action Group (and BID)
	Findhorn, Nairn & Lossie Rivers Trust (and Watershed Initiative)	Watershed Sauna	<u>Primary Schools</u> – Kinloss and Forres, Drumduan School	Defence Estates Rosyth - MoD (Kinloss Barracks)	Moray Firth Coastal Partnership
	Findhorn Bowling Club	Un Petit Café - Mobile café at back shore	<u>Secondary School</u> – Forres Academy, Elgin Academy, Elgin High School	Cullerne Farm (Bichan Family)	Coastguard
	Church of Scotland (Kinloss)	Findhorn Pottery Shop	<u>Further Education</u> – Glasgow School of Art (Graduate School), Forres, Moray College, Elgin, University of the Highlands and Islands	Binsness Estate	<u>Utilities:</u>
	Findhorn Tennis Club	Phoenix Shop (Park Ecovillage)	<u>Housing:</u>	Grangehall Estate	Scottish Water
	Scottish Women's Institute	Phoenix Café (Park Ecovillage)	Affordable Housing Providers – Moray Council, Ekopia (Park Ecovillage)	Commonly	Scottish Power
	Findhorn Coastal Rowing Club	Findhorn Holiday Cottages	Supported Housing Providers: Moray Council (Leys Court, Forres), Hanover Housing Association (Cameron Court and Varis Court)	Logie Estates – Findhorn Fishing Ltd (Laing family)	Openreach
	Moray Gig	Findhorn Bay Holiday Park (Park Ecovillage)	<u>Transport:</u>		
	Moray Inshore Rescue Organisation	Louise Simmons (yoga)	Bus – Stagecoach (route 32)		
	Heather Paul (local lichen expert)	B+B / Holiday Homeowners	Co-Wheels Car Club		
	Findhorn Bay Arts / Festival	Sailing School	Moray Carshare		
	Moray Arts Centre (Park Ecovillage)	Findhorn Pilates			
	Universal Hall (Park Ecovillage)	Coast2Coast Architects			
	Moray Bird Club	Findhorn Watersports			
	Sea Kayak Clubs				
	Wingfoil Club				
	Kite-surfing Club				


List of stakeholders, the majority of which were contacted throughout the LPP process

3.4 Event 02 - Shape the Local Place Plan

Following the first event in February, a second event was held in July where the community was invited back to discuss the feedback findings and consider some initial ideas which could be included in the LPP strategy proposals.

The second event on the 17th July adopted the same format and set-up as the first, with three sessions held in the morning, afternoon and evening across various well-known locations in the Village. Local residents were invited to attend with a leaflet (see opposite) which explained that the design team had 'utilised our site analysis and your feedback comments to begin formulating an outline strategy for the LPP, and would like to hear your thoughts on these broad ideas' to help 'shape the LPP' going forward.

The boards displayed at the event can be viewed overleaf, with the content more focused this time on initial, broad ideas for future development and conservation in and around the Village. These included more ambitious, wider-scale and long-term strategic interventions, (for example suggestions for a 'welcome gateway' reducing car access to the Village) to more focused and locally-scaled 'quick-wins' (for example gathering ideas for the re-use of the Findhorn Church building). Gathering reactions to, feedback on and questions about these ideas was the focus of the session, again facilitated by invitations to talk to members of the design/client team, fill out feedback forms and leave post-it notes.



SHAPE THE LPP FOR FINDHORN VILLAGE
Drop-in consultation events

Following our 21st February event 'A Vision for Findhorn 2035,' we would like to invite you back to discuss our findings to date and consider some initial ideas which could be included in Findhorn Village's Local Place Plan.


We have utilised our site analysis and your feedback comments to begin formulating an outline strategy for the LPP, and would like to hear your thoughts on these broad ideas to shape the proposals going forward. We can be found on:

WEDNESDAY 17th July 2024
at the following times & locations:

10.30am-12.30pm: Findhorn Village Centre - Ron Burns Room
2pm-4pm: Findhorn Village Centre - Garden Room
6pm-7.30pm: The Yacht Club

Leaflet for engagement event 02

WHERE TO FIND US
on Wednesday 17th July



We hope you can make it along to one of our events at the venues listed above. However, if for any reason you can't make it along on the 17th July, we will have an online questionnaire on **TFVCC website** where you will be able to view the consultation boards and share your views. We'll also display the Boards in and around Findhorn in the following weeks, and will leave paper copies of the Boards and questionnaires at key locations including the **Village Shop, Findhorn Village Centre, The Captains' Table, and the Crown & Anchor.**



Engagement event 02 morning session



Engagement event 02 evening session

Event 02 display boards

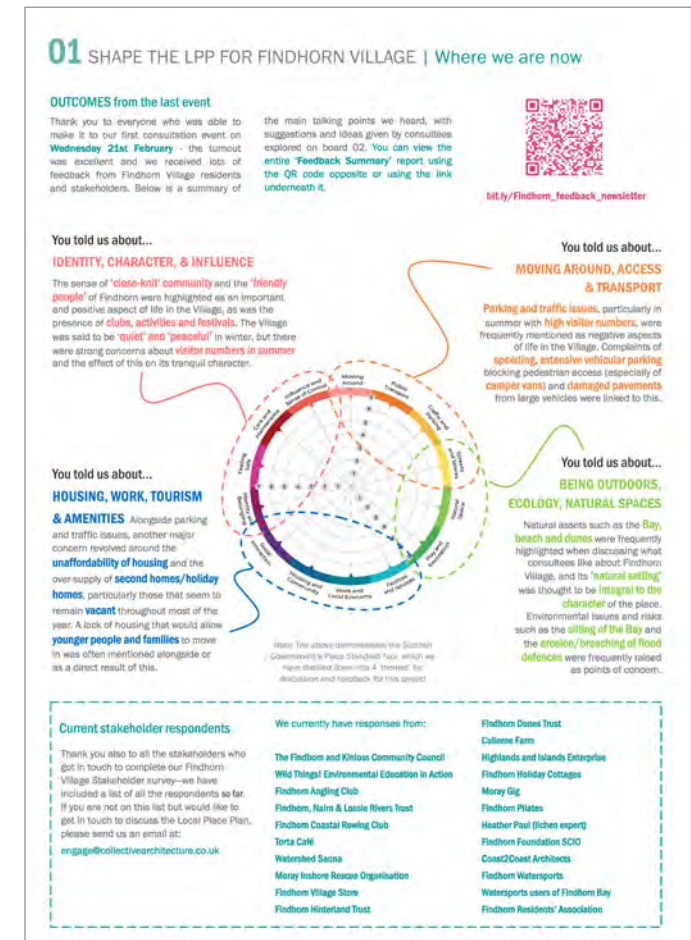
The display boards (see opposite) first outlined the response to the feedback received thus far, utilising categories distilled from the Place Standard Tool to categorise responses. As well as summaries of these findings (board 1), direct quotes from respondents to create a board of 'community ideas so far' (board 2) - with the intention that these could be used as prompts to promote further conversation with attendees at the second event.

Following this, some initial ideas for 'wider strategic priorities' were outlined, which looked at broader considerations such as transport and coastal and environmental resilience as they might pertain to the wider region beyond the Village itself, followed by an initial mapping of 'constraints and opportunities' within the Village itself. These high-level ideas were, again, put on display to garner first reactions and opinions, to test whether these would be viable ideas to take forward into the final LPP strategy.

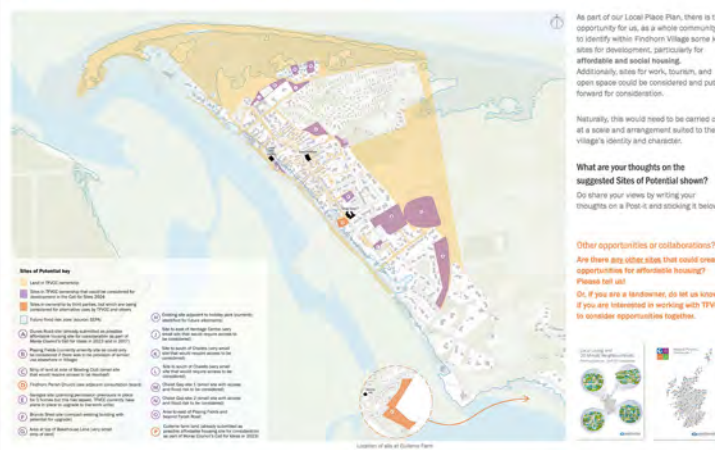
More specific, site-based ideas formed the focus of the last 3 boards; one which asked attendees for their ideas for re-purposing of the Findhorn Church

building which was due to be sold and potentially purchased by TFCVCC itself, and final two which detailed Moray Council's 'Call for Sites' process. The final board outlined 'sites of potential' within the Village which could be submitted for the provision of affordable housing or development of other community benefit, with the aim of being open and transparent with the community, involving them in the process of designating sites for potential development and using their insight to guide the strategy for this siting, and uncovering potential opportunities to collaborate with other landowners or interested parties to provide affordable housing. Due in part to a lack of consensus at the time on these sites and the tight time schedules, these sites were not submitted as part of the 'Call for Sites' process, but were later included in this LPP report following further conversation with the community.

There was an impressive turnout of people throughout the day, as with the first event, and the design team gathered extensive feedback from those in attendance and from online survey responses after the event; this feedback is summarised overleaf.



Event 02 display board 1



Event 02 feedback

Feedback was provided both in the form of comments and queries directly related to what was shown on the display boards (see previous spread) as well as broader, more general comments, perhaps given by those who were unable to attend the first event or who felt that certain ideas had yet to be considered. Therefore a number of themes, expanded from the initial 4, were used to structure feedback findings to effectively communicate these back to the community.

This was again done through a link to a comprehensive 'feedback summary' document (see opposite) given in the September 2024 LPP Local Place Plan newsletter - physical copies were also provided in the local Village Centre for those without access to the necessary technology. For those who did not wish to view the full feedback document, a summary of the key findings under each of the themes was outlined as follows:

- Character, Influence and LPP Process: Concern around the balancing of potential future development and the conservation of the **existing Village character**; Some more mixed views than were expressed at the last consultation on the issue of **second/holiday homes**; Some suggestions that there needs to be a **wider strategic vision** of

Findhorn Village's future than is perhaps offered by the narrower scope of the LPP process.

- Moving Around, Access and Transport: A mix of views on the concept of a **'welcome gateway' with a park & walk** at the Village entrance, though general support; Multiple suggestions that access is inherently linked to problems of **coastal erosion** and **vulnerability to flooding** from the Bay; Conflicting views on **parking** including siting, adequacy of provision and need for restriction; Widespread concern expressed over the **scrapping of the Stagecoach bus** to/from Findhorn and implications of this socially.

- Being Outdoors, Ecology and Natural Space: Concern expressed surrounding the **impact of future development on the natural environment**; Strong sense that coastal erosion is a key issue for the future resilience of the Village; Strong support for the **retained provision of open space**, whether on existing sites or relocated elsewhere; Suggestions for **green amenity uses** for the community, including a shared fruit/veg/herb plot.

- Housing & Work: General support for concept of **more affordable housing** for lower income people, especially rented, and suggestions for

Shape the Local Place Plan for Findhorn Village

Following our information-gathering event in February 2024, Collective Architecture have put together some boards which outline key feedback received from Findhorn Village residents, stakeholders and consultation attendees to date; a number of 'wider strategic priorities' that could be used to frame the vision for the Local Place Plan going forward, some ideas on 'constraints and opportunities' which could be considered in the formation of the LPP; a callout for ideas relating to the renovation or redevelopment of the Parish Church building, and information on Moray Council's Call for Sites process, including potential sites in the Village which could be considered for submission by the deadline in August 2024.

as we want to gain some insight into Findhorn Village before these are put to this form:

graphic questions that you are asked to answer on the boards we showed on the day - follow this link to see the comments, suggestions and ideas in the box at the very bottom of the page.

not able to attend the event?

ation

able to give us in Section 3 of the idea presented, just the ones you want - also contact us at engage@collectivearchitecture.co.uk

Monday the 26th of August

Shape the LPP for Findhorn Village

17th July 2024 consultation feedback

Thank you to everyone who made it out to our latest consultation event! There are two QR codes below - on the left, you can view the boards we displayed on the day, and on the right, you can submit feedback to us.

If you're unable to scan, you can paste the URL below the code into your browser to access the same information, or email engage@collectivearchitecture.co.uk for help.

bit.ly/LPP_findhorn_boards

bit.ly/findhorn_feedback

Event 02 online feedback forms

cooperatives and self-build schemes; General support for concept of more **purpose-built housing for elderly residents.** However, lack of consensus on where this could be sited was evident.

- **Tourism & Amenities:** A range of **ideas for the church building** including housing, sport and recreation, cultural space, hireable event space and a nursery; Mixed views on the areas suggested for **'leisure and amenity'** and **'camping and tourism,'** with some viewing tourism as an asset (particularly with regards to the Village's economy) and some worrying about **over-tourism** and the damage this might cause to the Village.

- and Everything Else: Multiple suggestions/ interest in the idea of **'community energy projects'**; Suggestions to explore the **Just Transition Fund**; Concern expressed around the impact on existing infrastructure of **increased population**; Suggestions that maintaining the **'character' of the Village** is important when considering how surfaces etc might be upgraded to make more accessible/wheelchair friendly.



3.5 Event 03 - Final presentation

To close out the engagement process, a community presentation was held in the James Milne Institute on 28th October 2024. This was to present the draft Findhorn 2035 LPP before final reporting and submission of this document to Moray Council. Around 50 people attended and actively shared their thoughts and ideas.

Collective Architecture led the session and gave a presentation, outlining the following:

- A summary of the Local Place Plan (LPP) process and timeline
- Previous Engagement Events and their findings
- Baseline Information e.g.. flood maps, ecological info, land/building uses
- A Vision for Findhorn 2035
- Key Strategic Priorities
- Draft Action Plan / associated Spatial Diagrams
- Next Steps

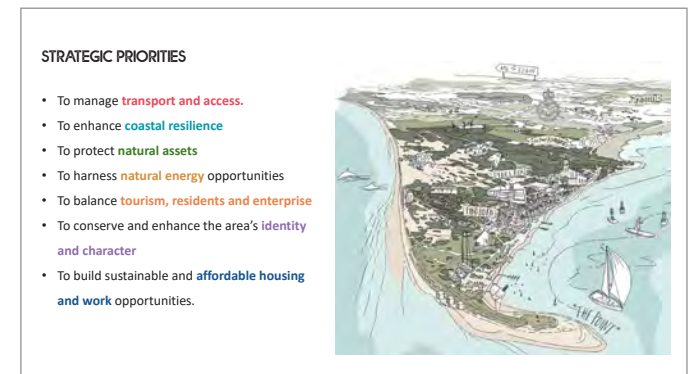
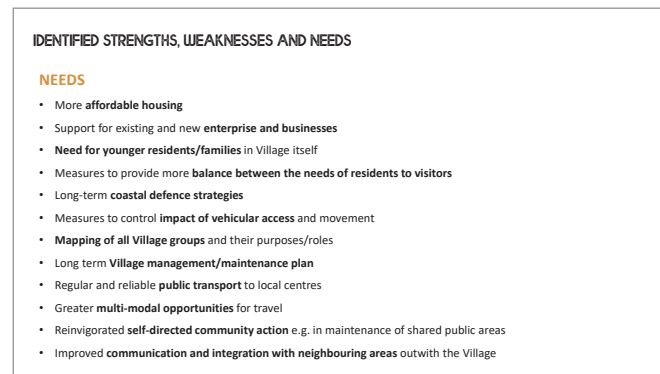
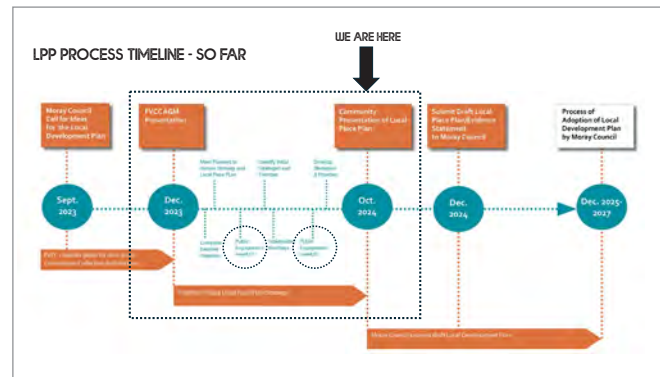
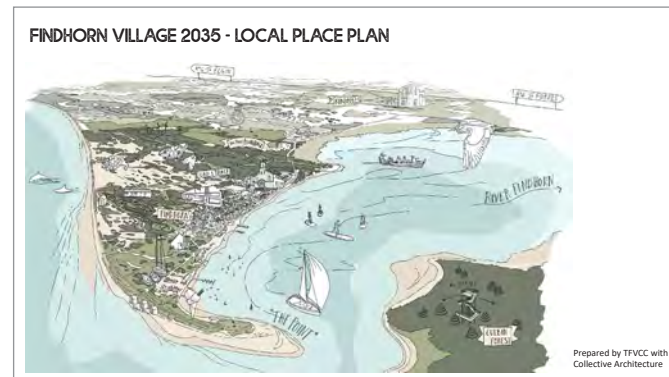
TFVCC noted that support from residents and volunteers was key to taking any ideas and proposals forward to the next stage. Residents were invited to come forward with any thoughts and ideas they might have regarding how they might support some of the developing actions via the Trust of in other ways. This could involve joining the FVCC Board, taking part in a short life working group or volunteering in a 'hands on' way.

An extensive number of other comments, ideas and issues were raised by attendees which spanned topics of housing, character and identity, transport and moving around, 'working with others' and 'taking things forward'; due to the considerable volume of comments, these are summarised in an appendix to this report rather than in this section.

At the conclusion of the presentation and Q&A session, the team thanked everyone for their insightful comments, agreed to take these on board, and feed relevant issues into the developing LPP report. The FVCC Board noted that they would work with Collective Architecture over the subsequent months to develop the LPP Action Plan (shown in draft at the event and included in the presentation) - this can be viewed in chapter 5.

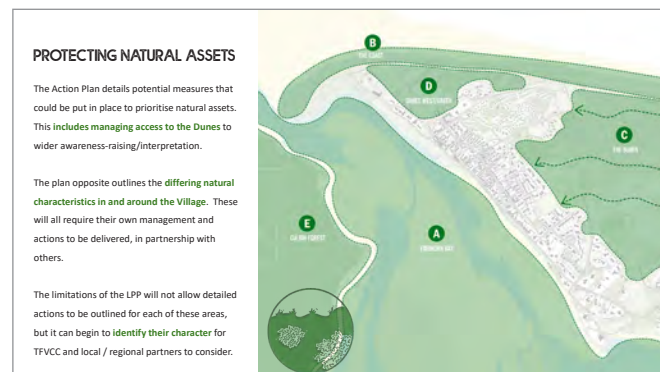


Final public presentation



DEVELOPING ACTION PLAN

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





4.0 Vision & Priorities

04

4.1 Vision statement

4.2 Strategic priorities

- P1 To manage transport & access
- P2 To enhance coastal resilience
- P3 To protect natural assets
- P4 To harness natural energy opportunities
- P5 To balance tourism, residents and enterprise
- P6 To build sustainable & affordable housing and work opportunities
- P7 To conserve and enhance the area's identity and character

4.1 Vision statement

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

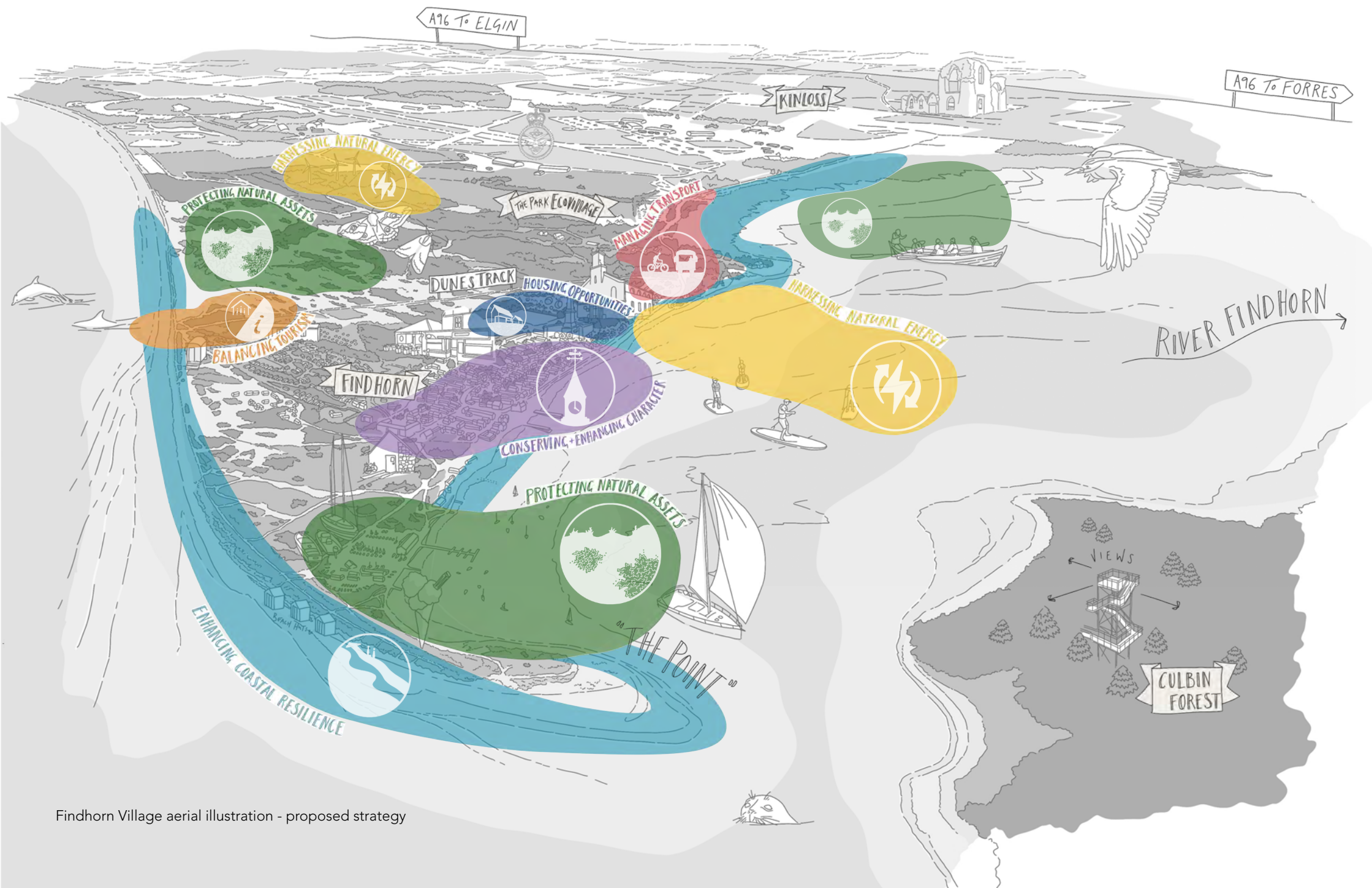
It is a place where **people and landscapes thrive** and evolve together.

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.**’



Findhorn Village aerial illustration - proposed strategy

4.2 Strategic priorities

Following stakeholder and community consultation, seven strategic priorities were identified, aligned with the Scottish Government principles of 'Local Living':

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

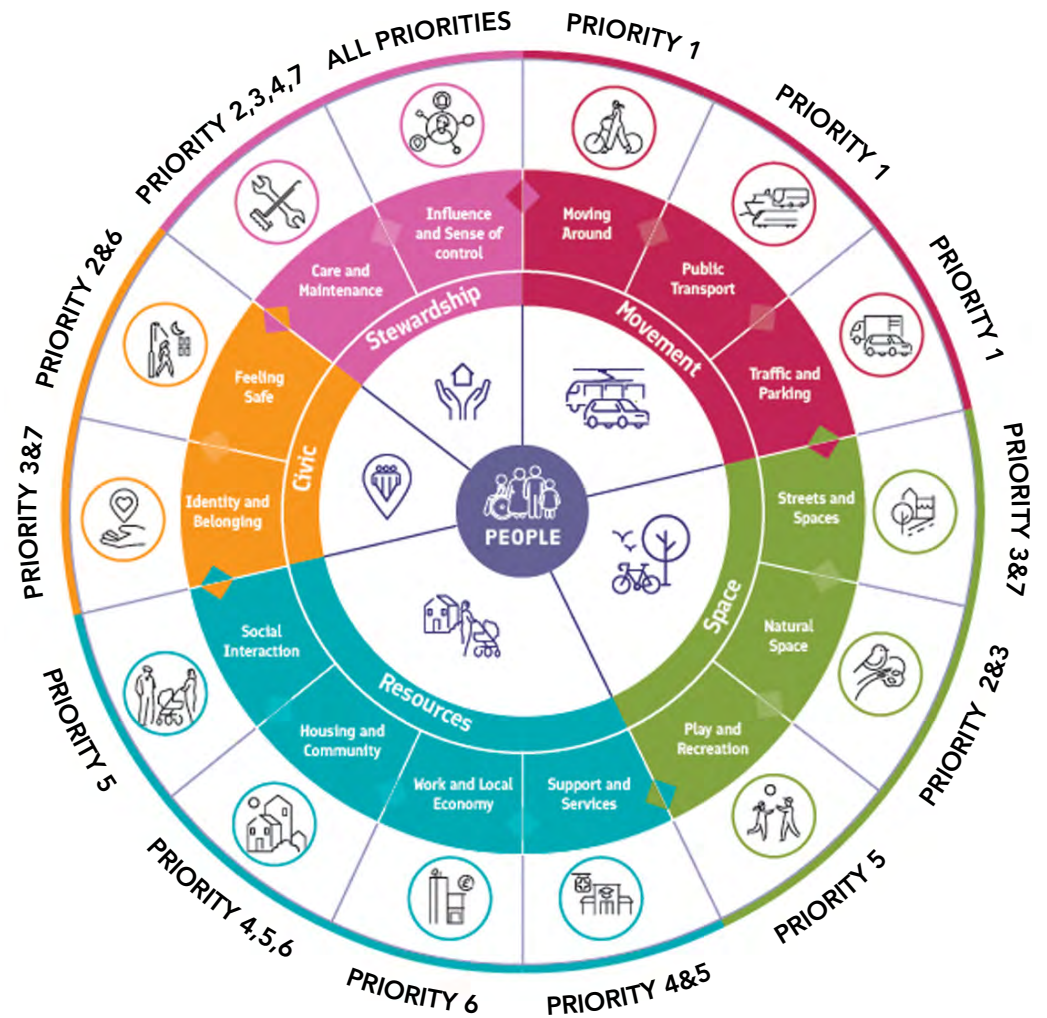
3. To protect natural assets including the Bay, beach, dunes, and protected and special ecological species, ensuring this is balanced with growth/development.
Natural Space; Streets & Spaces; Identity & Belonging; Care & Maintenance

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)

Priority 1: To manage transport & access

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.

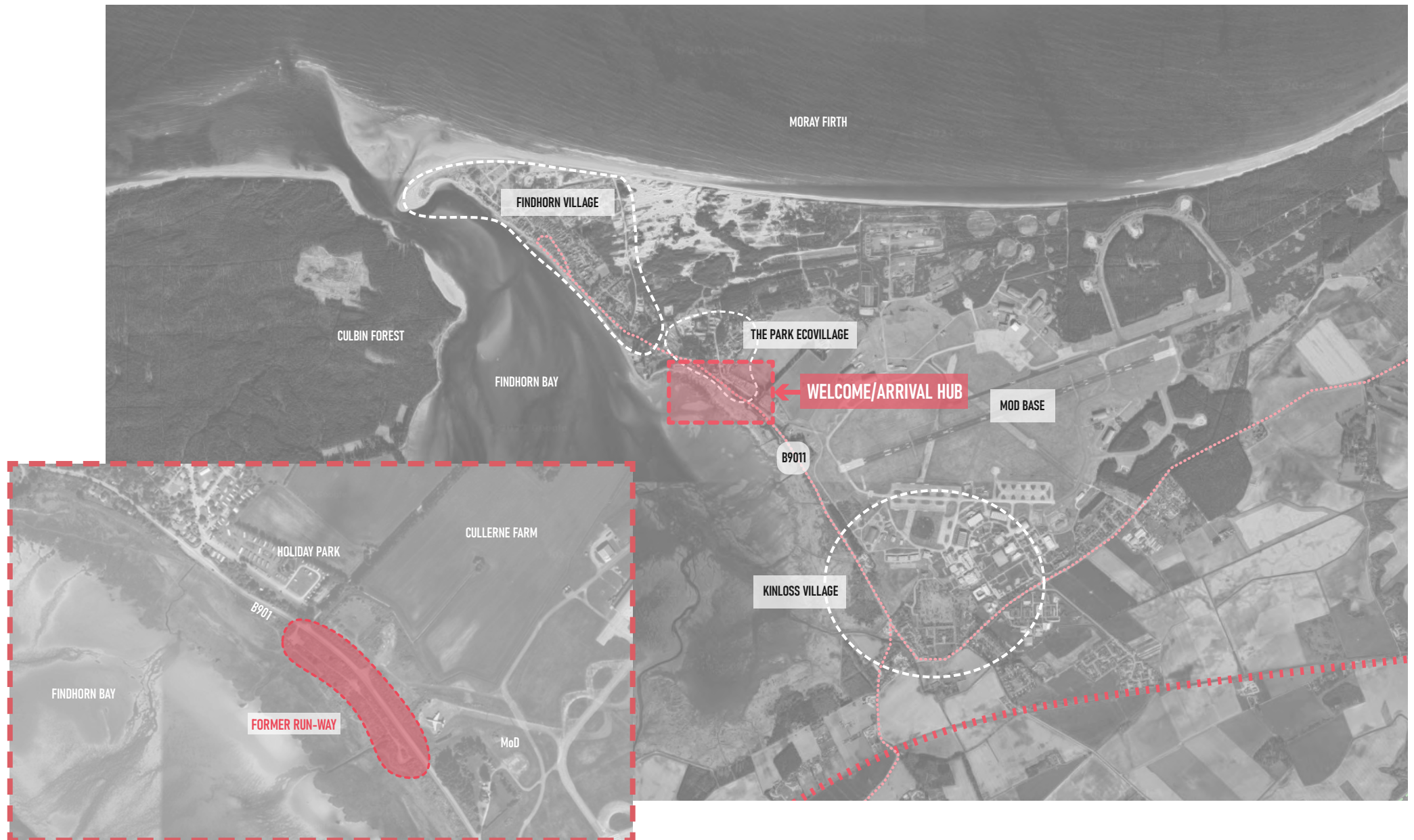
The diagram on the far right identifies a potential 'welcome/arrival area' for visitors with associated bus shuttle and active travel hub to limit and control vehicular access. This could be located between the Village and Kinloss, potentially beside Cullerne Farm and the Park Ecovillage or at Kinloss. Please note that this is proposed to be sited outwith the study area boundary as defined in chapter 2 of this report.

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, Transportation and any Partners.

The map to the immediate right identifies 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.



Transport and access strategy (village scale)



Transport and access strategy (wider scale)

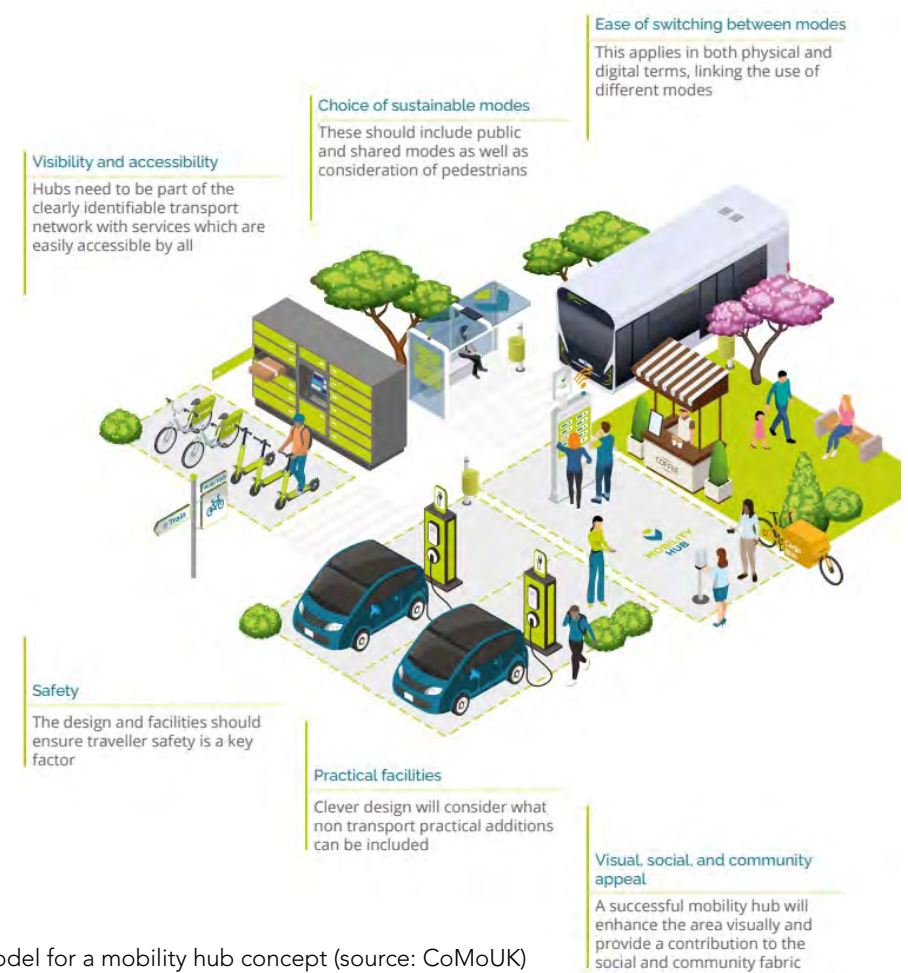
Precedents / good practice examples



Bike hub in Gloucestershire (source: Wikimedia Commons)



Vision for a sustainable transport hub (source: Go-Ahead and Arup)



Model for a mobility hub concept (source: CoMoUK)



Community shuttle bus in Budapest (author's own image)



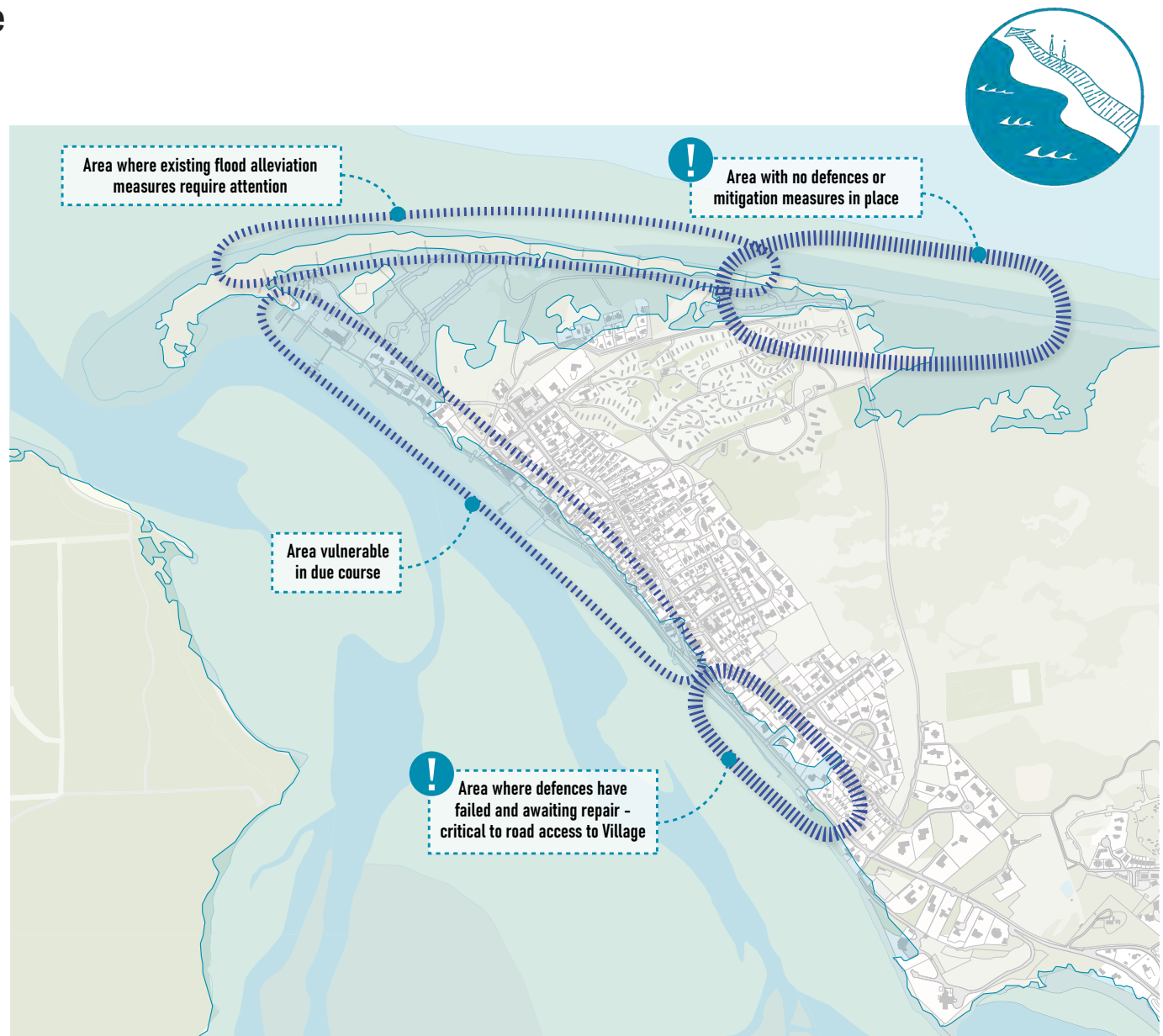
Front road visualisation

Priority 2: To enhance 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.



Coastal resilience and vulnerability mapping

Existing images and precedents / good practice examples



Existing coastal defences and steps at back shore (source: Forres Gazette)



Viewing platform at Loch Lomond integrating a variety of uses (source: Ross Campbell)



Collapsed section of bank between Findhorn Road and the Bay, 2024 (source: Forres Gazette)



Nature-based coastal dunes restoration intervention in Valencia (source: ingeomar)

Priority 3: To protect 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.

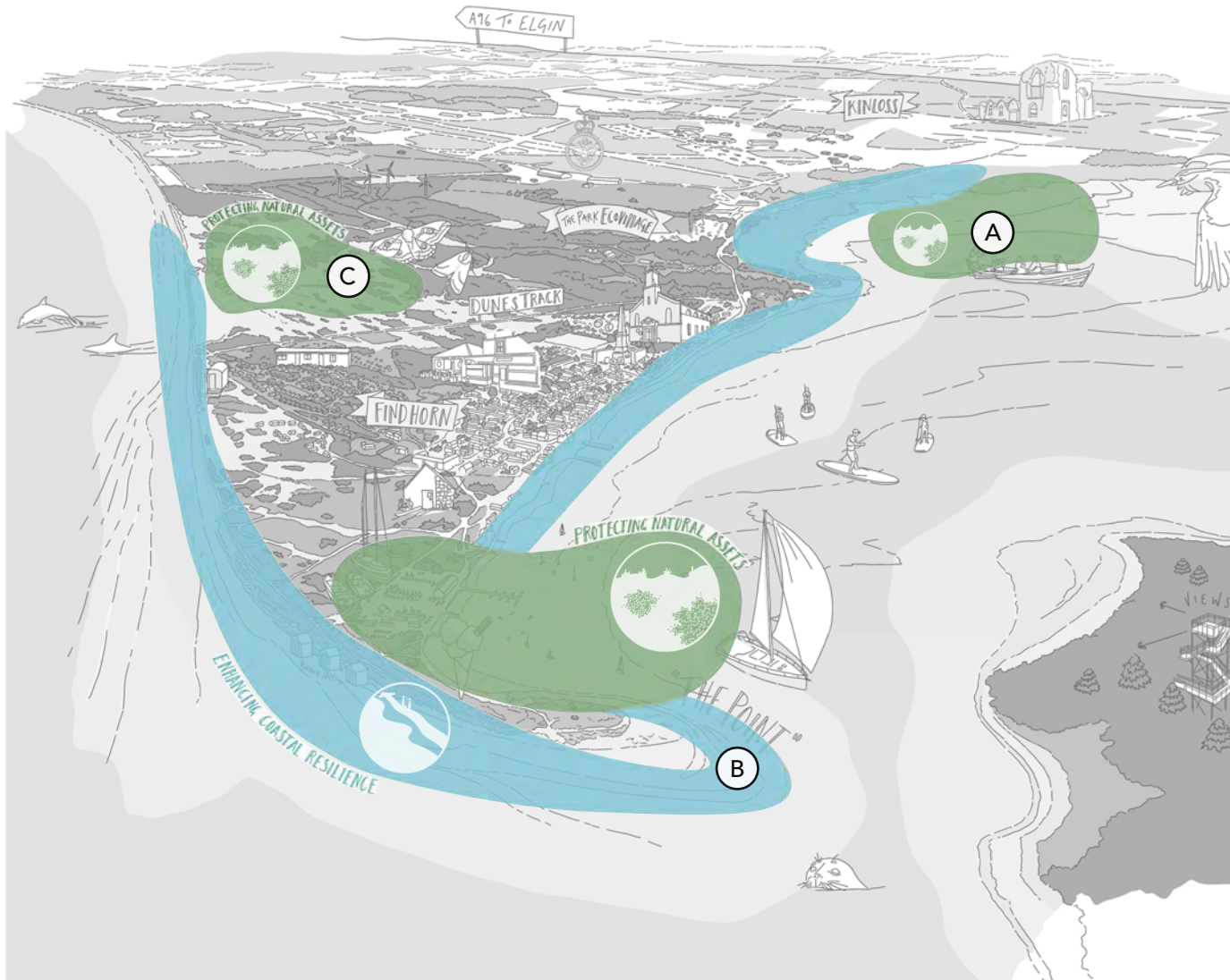
The plan opposite outlines the differing natural characteristics in and around the Village. These will all require their own management and actions to be delivered, in partnership with others.

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 TFCVCC and local / regional partners to consider.



Natural asset character mapping

Existing natural heritage / green and blue assets



Protecting natural assets and enhancing coastal resilience diagram



Findhorn Bay (author's own)



The Point (source: Marc Hindley Content and Media)



Findhorn Dunes (source: Michael Sharp)

Priority 4: To harness 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, alongside potential for the facilitation of appropriately scaled and sited domestic energy installations for Village dwellings. It should be noted that in the latter instance, it will be key to balance community need for sustainable energy at a domestic scale with the retention of the Village's historic identity and character, particularly in the Conservation Area (see Priority 7) with particular regard for the visual and noise impact of externally installed Air Source Heat Pumps on the historic character of the 'stripes.'

The diagram 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 e.g.. a Village shuttle bus.

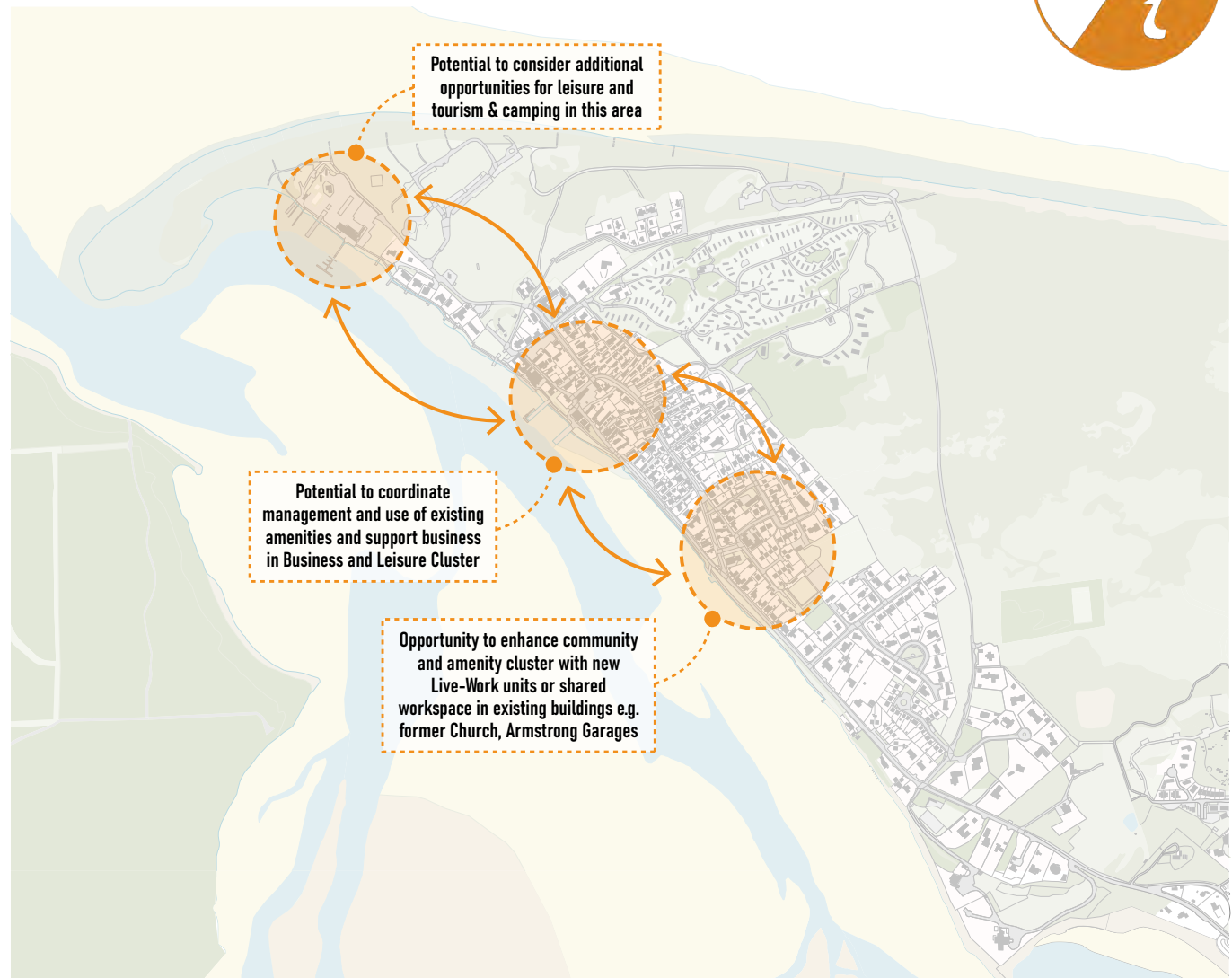


Natural energy strategy diagram

Priority 5: To balance tourism, residents & 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.



Balancing uses strategy

Precedents and existing institutions / businesses



Clifden Eco Beach Camping & Caravanning Park (source: FB page)



Co-working space, Cotswolds (source: Studio Rey)



Flexible workspace (flourmilldundee.co.uk)



Existing: Boatyard & The Captain's Table (author's own)



Existing: Kimberley Inn (author's own)



Existing: Crown & Anchor Inn (author's own)



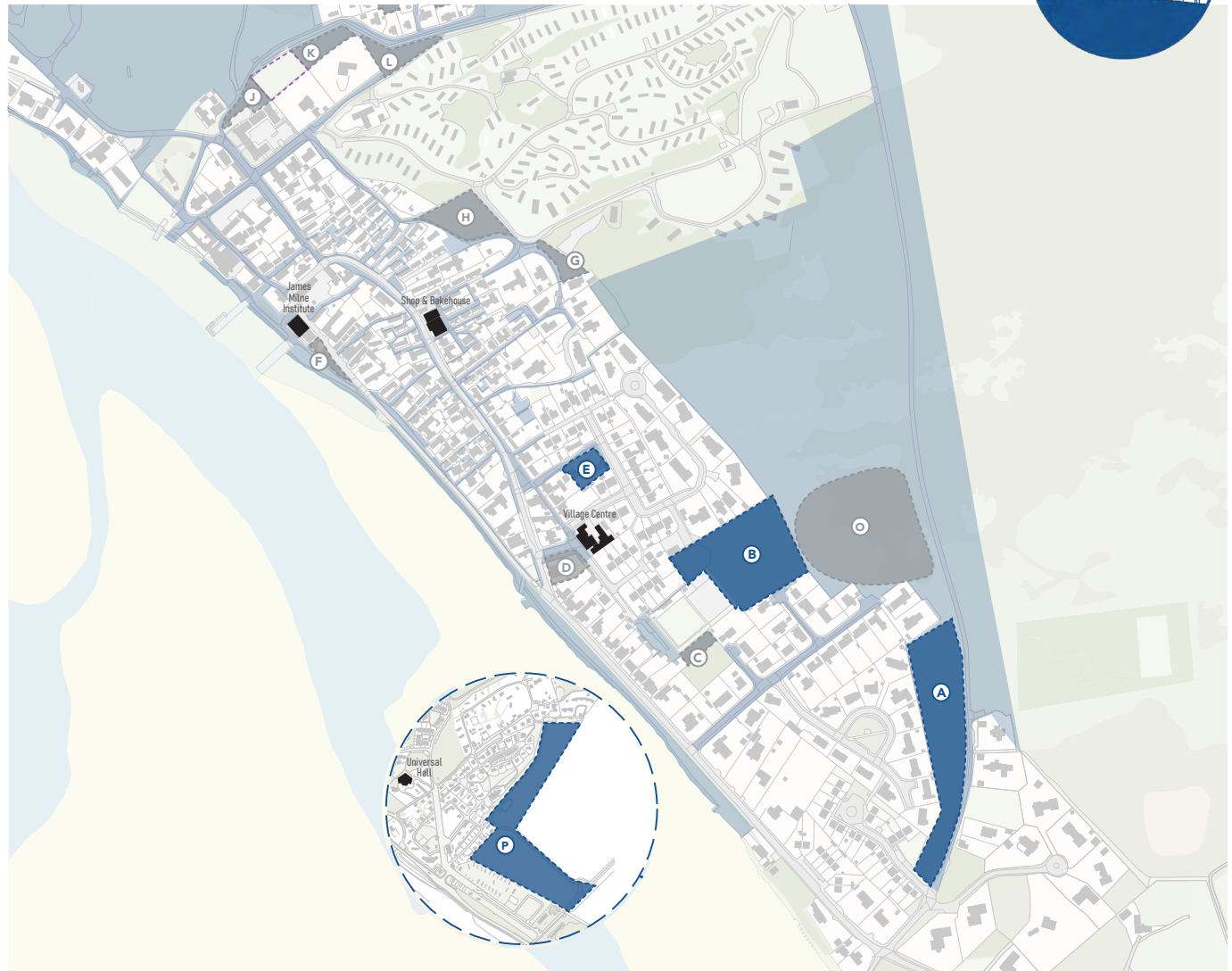
Existing: Bakehouse (author's own)

Priority 6: To build sustainable and affordable housing & work 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, which were presented to the Findhorn Village community at the 2nd engagement event as shown. Each site has its own opportunities and constraints; we would therefore recommend that a small capacity study be carried out on sites that are considered more viable than others. Our recommendations, based on apparent need for affordable housing in the Village and in response to consultation feedback, would be to take forward Site A on Dunes Road, the Playing Fields (Site B), Garages (Site E) and Cullerne Farm (Site P).

A short capacity study of housing sites is being carried out at the time of writing and can be shared with Moray Council and others in due course.



Affordable housing sites mapping

Precedents / good practice examples



Contemporary low-rise timber housing, Sweden (source: Tham & Videgard Arkitekter)



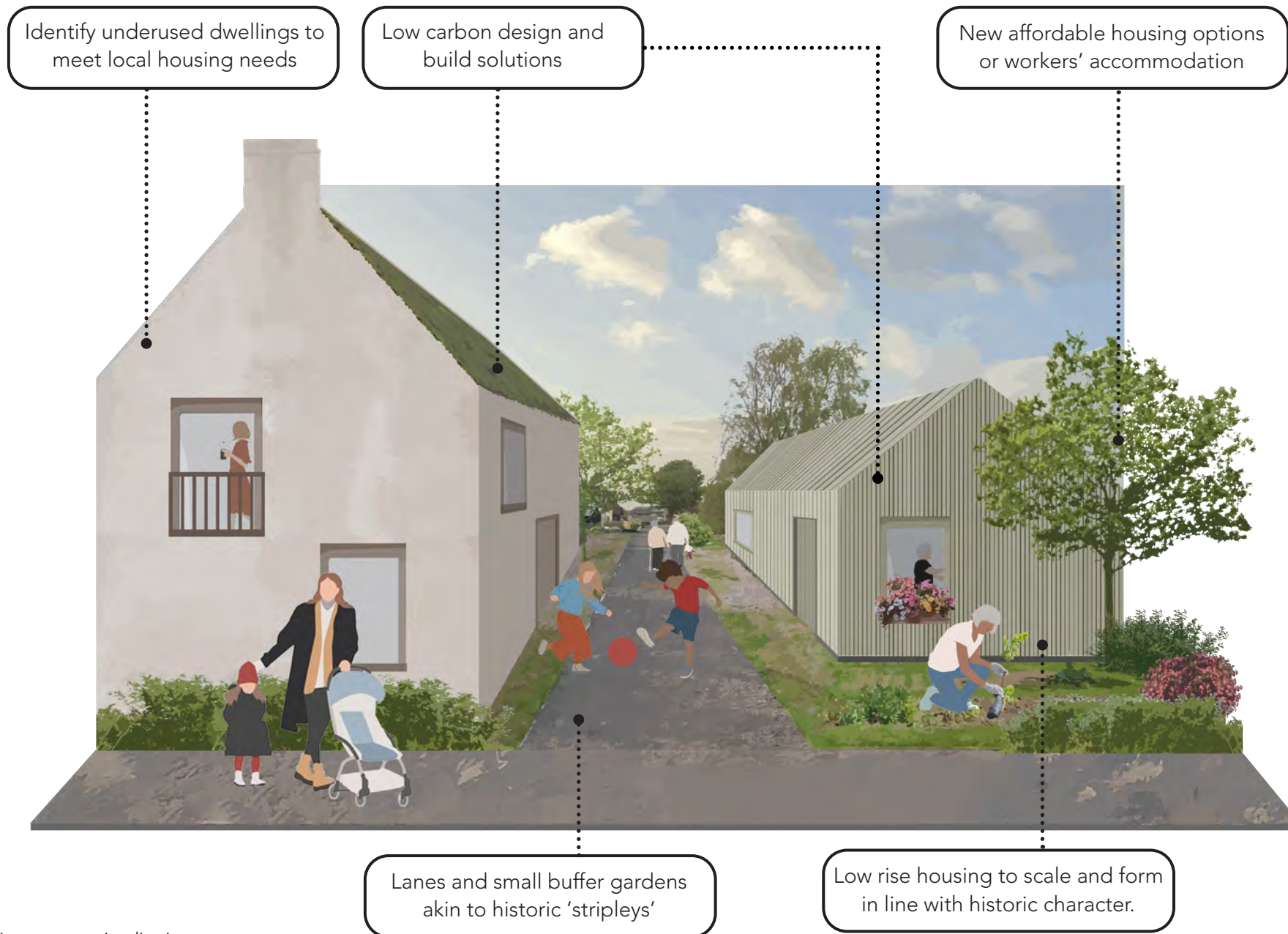
Contemporary low-rise timber housing, Inverness (source: Brennan & Wilson Architects)



Care housing allowing users to 'vary their degree of independence' (source: OCA / Archdaily)



New mixed-tenure residential neighbourhood, Eaglesham (source: Proctor & Matthews)



Housing strategy visualisation

Priority 7: To conserve & 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 e.g.. 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.



Conservation of character strategy

Existing built heritage assets and features



'Stripleys' that run between buildings throughout the Village (author's own)



Findhorn Church and War Memorial (author's own)



James Milne Institute and piers (author's own)



Findhorn Heritage Centre (author's own)

Low carbon energy solutions

Opportunity for events & enterprise initiatives

Flexible re-use and retention of existing character and landscape

Bike hire station

Opportunity to enhance access & provide flexibility of use

Co-working opportunities



 The 'Ee' of
Findhorn Bay $\frac{1}{4}$ Mile

Moray Coast Trail

Kinloss

Forres

2 $\frac{1}{4}$ Miles

6 Miles



Moray Coast Trail
to Roseisle
Burghead 7 Miles



5.0 Delivery & Action Plan

05

- 5.1 Action Plan
- 5.2 Delivery and Alignment



Overview of Strategic Priorities

5.1 Action Plan


The Findhorn 2035 Action plan identifies and lists potential projects and activities required to address the Strategic Priorities. It notes actions relative to short, medium and long term timescales along with the relevant parties who can, or might, action and take these forward.



The Local Place Plan (LPP) and associated Action Plan LPP is owned by the Findhorn community. Projects noted here reflect the discussions and ideas gathered during the consultation process including meetings with relevant neighbours, businesses, organisations and other stakeholders.



TFVCC will also ensure continued engagement with the community around the Local Place Plan issues, keeping them informed of progress via their website, member emails and press articles. They will also provide updates via their Annual General Meeting.



The majority of actions will require a partnership approach to be taken, to varying degrees. Subsequently, the notes attached to each action seek to identify some early action required to do so e.g.. seek funding, establish Short Life Working Group etc.

Whilst the Action Plan requires a number of organisations and groups to take actions forward, the Findhorn Village Conservation Company (TFVCC) will act as the anchor organisation and monitoring body for the LPP Action Plan. They will review progress on a regular basis, seeking to work with other parties.

Strategic Priority	Objective - What should be done	Actions - How to do it	Timescale / Priority	Key Stakeholders	Critical Factors and/or Inter-Dependencies
To manage transport and access within & around the Village 	Reduce impact of tourist traffic in the Village centre Expand transport choices Ensure the Village is safer for pedestrians & cyclists	Collaborate with neighbours to develop a resilient, area-wide approach to moving around eg. consider a shared welcome/arrival area.	Medium-Long Term	TFVCC Park Ecovillage Findhorn Cullerne Farm Ministry of Defence (MoD) Moray Council	Land agreements required Transport analysis to be carried out Set up working group to be set up between interested parties
		Test viability of options for improvements to accessibility, movement and parking along the roads in the Village.	Short-Medium Term	Moray Council Community Council Residents' Association TFVCC	Focused study of village centre required (front and back road, parking etc). Any proposals would be linked to potential future welcome area, active travel improvements and wider parking strategy and access issues.
		Provide an active travel hub - or hubs - with associated e-bike hire.	Medium term	Moray Council Sustrans Neighbouring settlements - Ecovillage, Kinloss. MoD	Area wide approach required which should include support and action from neighbouring settlements. Will require funding and support from local or national bodies and/or private partners.
		Support and develop car-sharing operations.	Short term	Community Council Moray Council Residents' Association?	Loss of Moray Car Share has been a loss. Options for re-introducing some another form of car share to be investigated. Area wide approach required which should include support and action from neighbouring settlements.
		Improve walking route accessibility in the Village Centre.	Short term	Moray Council Dunes Trust Hinterland Trust TFVCC	Connected to improvements to roads and parking generally (item 2 above)
		Better signage and wayfinding for cars.	Medium term	Moray Council TFVCC Community Council	Connected to improvements to roads and parking generally (item 2 above)
		Continue to manage Dunes Track, Parking and Flow of traffic.	Ongoing	TFVCC	Ongoing.

Strategic Priority	Objective - What should be done	Actions - How to do it	Timescale / Priority	Key Stakeholders	Critical Factors and/or Inter-Dependencies
To enhance coastal resilience 	Improve long-term flood resilience Ensure a joined-up, area-wide approach to coastal resilience in the Findhorn & Kinloss Community area Design flood adaptation & mitigation solutions which provide multiple benefits	Continue to support the ongoing work of the Resilience Group.	Ongoing	Moray Council TFVCC Community Council Neighbouring settlements - Ecovillage, Kinloss. MoD	Ongoing.
		Repair the currently eroded flood defences to the front road as a priority.	Short term	Moray Council TFVCC Community Council	Moray Council to prioritise this.
		Upgrade coastal defences at the back shore.	Medium Term	Scottish Government Moray Council NatureScot TFVCC	See notes in item below.
		Carry out flood adaptation infrastructure to include boardwalks, signage, biodiversity enhancements, accessible routes and platforms etc.	Long Term	Scottish Government Moray Council NatureScot TFVCC	Joined up approach required between parties to establish approach and how to provide multiple benefits.
To protect natural assets 	Raise awareness - and joined up approach - towards the unique environmental qualities & character of the Village setting and landscape Manage access and use in and around biodiverse areas Balance new development & coastal resilience measures with the natural environment	Build on good work already being done to provide education/info on Village's natural assets.	Short term	Findhorn BayLocal Nature Reserve Hinterland Trust The Dunes Trust NatureScot Rivers Trust Landowners	Requires a joined up approach between a range of agencies and one lead to be established. Land owners need to be involved eg. TFVCC, Crown Estate, MOD, Duneland etc.
		Develop ways to 'join-up' existing groups to promote a collaborative approach to the area's environmental conservation.	Short term	Findhorn BayLocal Nature Reserve Hinterland Trust The Dunes Trust NatureScot Rivers Trust Landowners	As above. Establish working group could be established with an identified lead/coordinating body.
		Identify Environmental Priorities and balance management of flora and fauna with use of these areas.	Short term	Findhorn BayLocal Nature Reserve Hinterland Trust The Dunes Trust NatureScot Rivers Trust Landowners	As above.

Strategic Priority	Objective - What should be done	Actions - How to do it	Timescale / Priority	Key Stakeholders	Critical Factors and/or Inter-Dependencies
To harness natural energy opportunities 	Utilise Findhorn Bay's potential for sustainable community energy production Facilitate and enable appropriately scaled and sited domestic energy installations for Village dwellings Ensure a joined-up, area-wide approach to energy production	Investigate viability and implementation of a community energy company.	Short term	TFVCC Neighbouring settlements - Ecovillage, Kinloss. MoD Private sector companies	Set up a Residents' Working Group of informed people within the village and environs. Liaise with community anchor organisations and people in neighbouring settlements.
		Gather precedents and case studies from elsewhere around Community Energy and Upgrading buildings (homes and other buildings), with retention of historic character and identity balanced with energy needs	Short term	TFVCC	As above, with need for the Working Group to consider the balance between sustainable energy needs and the Village's character e.g. the negative impact of external Air Source Heat Pumps on the character of stryplies.
		Seek advice from Governmental and Regional advisory bodies and local partners on energy opportunities.	Short term	TFVCC	Could be investigated via the Residents' Working Group.
		Support work of the Resilience Group and others in this area.	Ongoing	Moray Council TFVCC Community Council Neighbouring settlements - Ecovillage, Kinloss. MoD	Ongoing.
To balance tourism, residents and enterprise in the Village and beyond 	Ensure that any new tourist infrastructure is appropriately sited and scaled Improve information and wayfinding in, to, and around the Village Support existing and new Village business owners, groups and organisations	Create a Village business-owners group to develop interests, identify challenges and opportunities.	Short term	Local Businesses	Establish who would lead and manage this.
		Investigate viability and location for short stay accommodation or shared communal workspaces to encourage workers and businesses to operate from Village.	Medium Term	TFVCC Local Businesses	Align to wider housing investigations and action (see strategic aim on this below).
		Develop physical and digital signage strategy for in and around the Village.	Short term	TFVCC / Residents Community Council Moray Council (for any physical interventions)	Already resident What's App groups, websites and community information boards in the Village. However, there is no 'Visit Findhorn' website or 'Residents information' areas.
		Introduce designated camping area and short stay leisure accommodation into the Village along with additional toilets and services at the back shore.	Medium Term	TFVCC	Permissions required from Moray Council. Funding to be sought with support from any other interested parties.

Strategic Priority	Objective - What should be done	Actions - How to do it	Timescale / Priority	Key Stakeholders	Critical Factors and/or Inter-Dependencies
To build sustainable and affordable housing and work opportunities 	Identify local housing demand and need across a range of sizes, typologies and tenures Identify underused dwelling and other spaces to meet local housing needs, particularly low cost, rented housing. Expand on the previously identified sites for new affordable housing to assess viability and deliverability	Undertake a Housing Needs and Demands Assessment (HNDA) for the Village	Short term	TFVCC Moray Council Neighbouring settlements - Ecovillage, Kinloss. MoD	Establish local Working Group to develop and action this. Align and develop this work in association with Moray Council and neighbouring settlements. Seek funding to support this action.
		Document the extent of mostly-empty 2nd homes in the Village which could be repurposed	Short term	TFVCC	Would require strategy, funding and short life working group to develop this.
		Consider opportunities for workers' accommodation within the Village for short term or overnight stays including travel options.	Short term	TFVCC Future Business Owners' Association	As above.
		Expand on the identified sites for new affordable housing to assess viability and deliverability. Focus to be towards low cost, low rise, rented accommodation.	Medium Term	TFVCC	As above.
To conserve and enhance the area's identity and character 	Prioritise the protection and enhancement of the Village's conservation area Ensure new build housing aligns with the historic character of the Village's built fabric and natural environs Ensure the long-term viability of existing community assets, both built and natural	Develop a Findhorn Village Design Guidance document to ensure the protection of key public realm/open space characteristics e.g. stryplies, dunelands, streets, etc.	Short term	TFVCC Community Council Residents' Association	Will require involvement of Moray Council and support from wider agencies for Duneland or other ecological areas eg. NatureScot, Dunes Trust.
		Improve management and operations to enhance care of existing buildings and features including need for repairs, maintenance requirements and costs etc.	Short- Medium Term	Moray Council TFVCC Community Council Private landowners Residents' Association	This work could be linked to the Working Group looking at Harnessing Natural Energy, which should also consider the balance between sustainable energy needs and the Village's historic character (see Harnessing Natural Energy action plan section).
		Secure funding from Community Land Fund to purchase/develop community enterprise opportunities for Findhorn Church	Short term	TFVCC	Requires funding to allow community purchase of property and carry out an associated feasibility study.
		Develop Management/Usage Plan for shared areas (JMI, Village Centre, Piers, Playing fields etc)	Short- Medium Term	Moray Council TFVCC Community Council Private landowners Residents' Association	Requires discussion between owners and stewards of buildings and spaces. Coordinating organisation to be established.

5.2 Delivery and Alignment

As noted in the Action Plan, the Findhorn Village Conservation Company (TFVCC) will act as the anchor organisation and monitoring body for the LPP Action Plan. The group will also actively work alongside partners, Moray Council, Kinloss and Findhorn Community Council and neighbouring communities (Park Ecovillage, Kinloss, MOD) to ensure the alignment and delivery of area-wide priorities and actions.

During the stakeholder engagement process, the Local Place Plan groups for Findhorn Village and the Park Ecovillage Findhorn met to discuss shared issues and priorities. It was agreed that these would be noted and included in each Local Place Plan to ensure Moray Council had a clear understanding of common ground and action.

A summary of these is included here to embolden each Action Plan and support next steps and future discussions.

Areas of Alignment between Findhorn Village and Park Ecovillage Findhorn LPPs:

- Need for Affordable Housing, primarily rental properties
- Need to attract more families within Communities
- Need for better transportations services to both communities
- Need for strong support related to coastal and surface flooding, especially the primary road servicing both communities
- Support for an Emergency Access Road via MOD land and Park EcoVillage to serve both communities
- Need for increased renewable energy opportunities for both communities

5.3 Proposed amendments to MLDP 2020

The following section provides a summary of proposed amendments and additions, as outlined in this LPP, to the existing MLDP 2020.

With regards to the Findhorn Settlement Statement's 'Development Strategy / Placemaking Objectives' for Findhorn, this LPP proposes the retention of existing objectives related to **maintenance of existing characteristics and features** (with regard to both built and natural heritage assets), with the addition of objectives to:

- Recognise the affordable housing need and ageing population of Findhorn Village in the identification of land and implementation of planning stipulations for housing development
- Promote active and sustainable travel connections into and around Findhorn, with recognition of the needs of the less mobile and younger worker populations of the Village
- Recognise the importance of and enhance coastal resilience and flood mitigation in the wider Findhorn & Kinloss Community area
- Identify land for sustainable community energy production activities, and encourage the implementation of appropriately scaled and sited domestic energy installations for homes
- Support business, enterprise and tourism in the Village, including identification of additional

areas for short-stay workers' accommodation, co-working spaces, and camping/short-stay leisure accommodation, balancing this with the need to conserve the Village's existing features

- Retain and enhance the character of the conservation area with implementation of design guidance for unique features e.g. the 'striples'

With regards to the Sites and Designations set out for Findhorn Village in the MLDP 2020, the following amendments are suggested in order to address the **significant need for affordable and accessible housing** in Findhorn Village:

- The change in designation of a portion of site ENV6 (see Site A on map on p.65 for exact boundary) from Natural/Semi-natural greenspace to Residential Development, as per proposals submitted in response to the 2024 Moray Council Call for Ideas.
- The change in designation of a portion of site ENV4 (see Site B on map on p.65 for exact boundary) from Sports Area to Residential Development, with equivalent sports area to be provided elsewhere e.g. area D of map on p.60
- Consideration for further sites of designated Residential Development should be given to the areas outlined in the map on p.65, (areas

C-O) should the Housing Needs and Demands Assessment prove greater need for housing in the Village. Some of these sites will require re-designation from green/amenity space.

With further regard to the existing Sites and Designations, it is suggested that in addition to Housing sites, **further Opportunity Sites and Tourism sites** should also be identified in the next MLDP. Sites of opportunity and their proposed associated uses including a shared welcome/arrival hub area, active travel hubs, community energy production/storage area, short-stay/workers accommodation, communal workspace area, camping/leisure/tourism area etc. are outlined across the previous two chapters with varying degrees of specificity. Proposals for areas of resident-only parking and a shuttle bus route as outlined in pp.54-57 and the action plan should also be embedded in the new MLDP.

These amendments are proposed to adequately address the needs and desires of the Findhorn Village community which emerged and crystallised during the engagement process for this project, and to properly address the wider issues of housing equity, social justice and the climate emergency, as is required by National Planning Framework 4 (NPF4).

