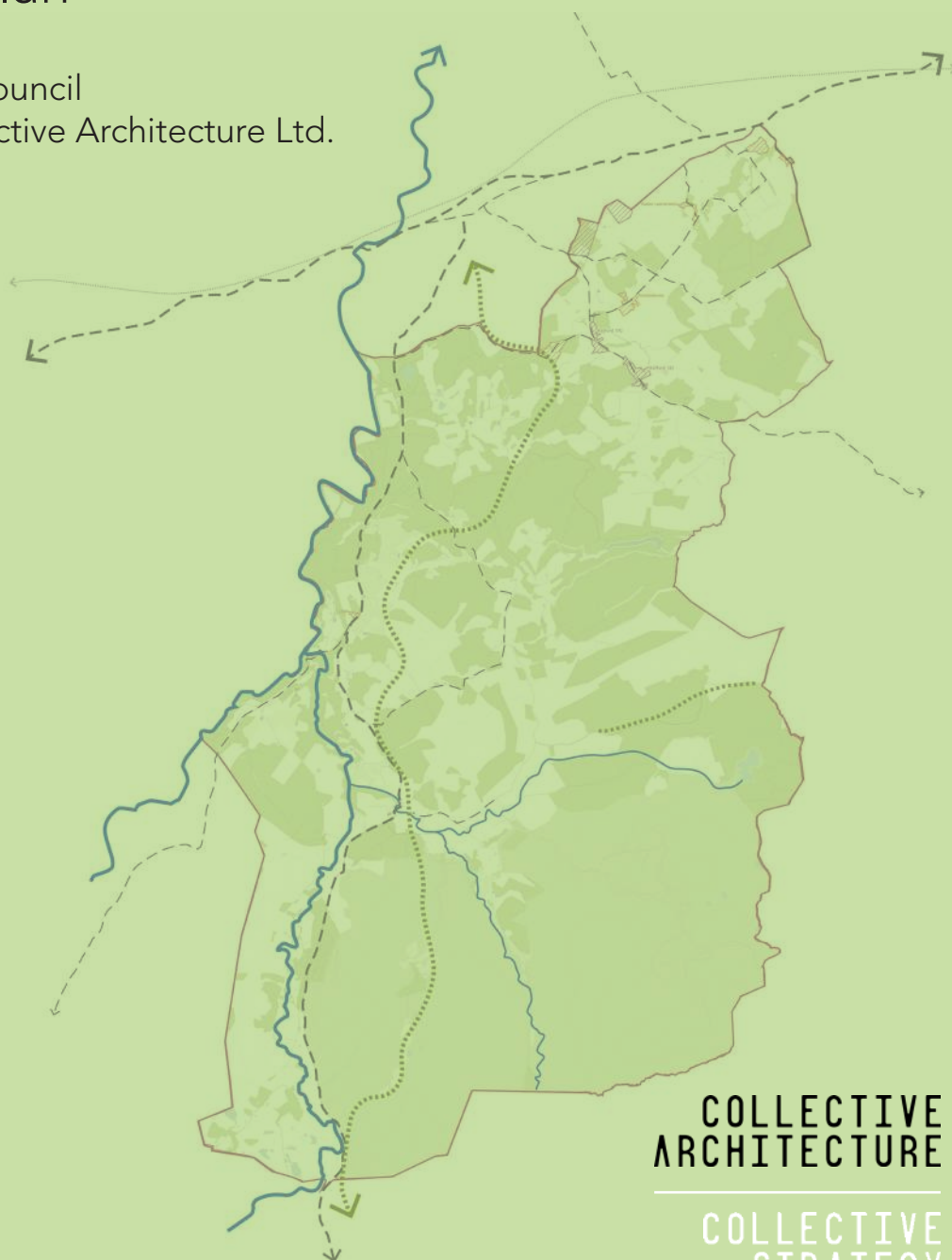


Future Finderne

A Local Place Plan

Finderne Community Council
with support from Collective Architecture Ltd.

January 2025
Rev C



COLLECTIVE
ARCHITECTURE

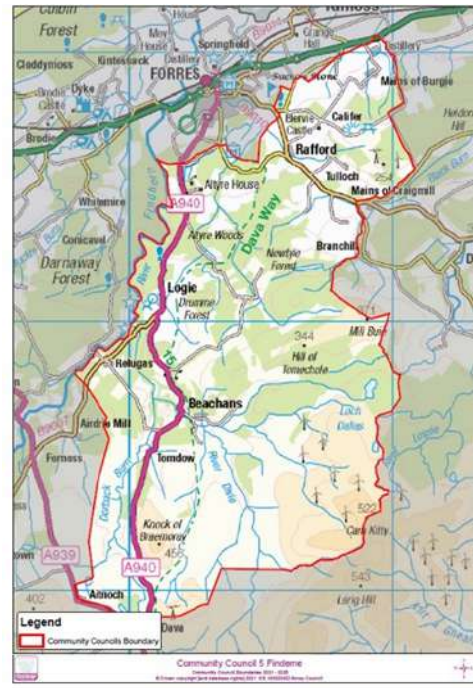
COLLECTIVE
STRATEGY

Executive Summary

The Finnerne Community Council area consists of the former parishes of Rafford and Edinkillie. The main land uses are farmland and forestry, with extensive moorland and some wind farms on the high hills in the south and west.

The area is in the main sparsely populated, with more dense housing in and around the villages of Upper and Lower Rafford. There are a number of small businesses in the area, focusing on the rural economy and tourism. Land ownership is dominated by large estates. The village halls at Edinkillie and Rafford provide a focus for community activities.

This Local Place Plan, "Future Finnerne", is based on feedback received from community surveys, drop-in events, and from other stakeholders. The key priorities are:



- Strengthen communication within the community
- Develop and maintain the rich network of paths and tracks used for recreational access, whilst taking account of the needs of landowners.
- Develop active travel routes to Forres from both Rafford and Edinkillie
- Support affordable housing, to promote rural regeneration in the Edinkillie area, whilst maintaining existing constraints on further development in the Rafford area.
- Enhance and maintain the village halls and surrounding outdoor spaces.
- Look for new uses for redundant church buildings
- Develop rural bus routes
- Celebrate and protect historical buildings and the natural environment.
- Maximise the community benefits from wind farms and other renewable energy projects, whilst minimizing visual, ecological and community impacts.

More details on the characteristics of Finnerne, the results of the consultation exercises, the priorities and action plan, can be found in the body of the report and appendices.

Prepared by:

Collective Architecture Ltd.

Collective Architecture
4th Floor, Albert Chambers
13 Bath Street, Glasgow G2 1HY

info@collectivearchitecture.co.uk
www.collectivearchitecture.co.uk

Client:

Finderne Community Council

Supported by

Finderne Development Trust.

Revision:	Date:	Reason for Issue:	Checked:	Approved:
A	19.12.24	FCC Draft	KM	JB
B	13.01.25	Updated	KM	JB
C	27.01.25	Updated with FFC	KM	JB


Contents Page

	Executive Summary	3
01	INTRODUCING FUTURE FINDERNE	6
	01.1 Introduction	9
	01.2 Finderne Community Council	10
02	FINDERNE	12
	02.1 Wider Area	14
	02.2 Amenities and Moving Around	16
	02.3 Landscape Designations	18
	02.4 Flood Risk	20
	02.5 Wind farms and Energy Potential	21
	02.6 Population and Schools	22
	02.7 Land Ownership	23
03	CONSULTATION	24
	03.1 Community Questionnaire	26
	03.2 Other Stakeholder Questionnaire	27
	03.3 Community Drop in Events	28
	03.4 Drop in Events Summary	35
04	STRATEGIC PRIORITIES	36
	04.1 Vision Statement	38
	04.2 Strategic Priorities	40
	04.3 Action Plan	42
05	APPENDICES	44
	Appendix 1 FCC Community Questionnaire data	46
	Appendix 2 Dava Way / Paths Development	48

01 Introducing Future Finnerne

1.1 Introduction

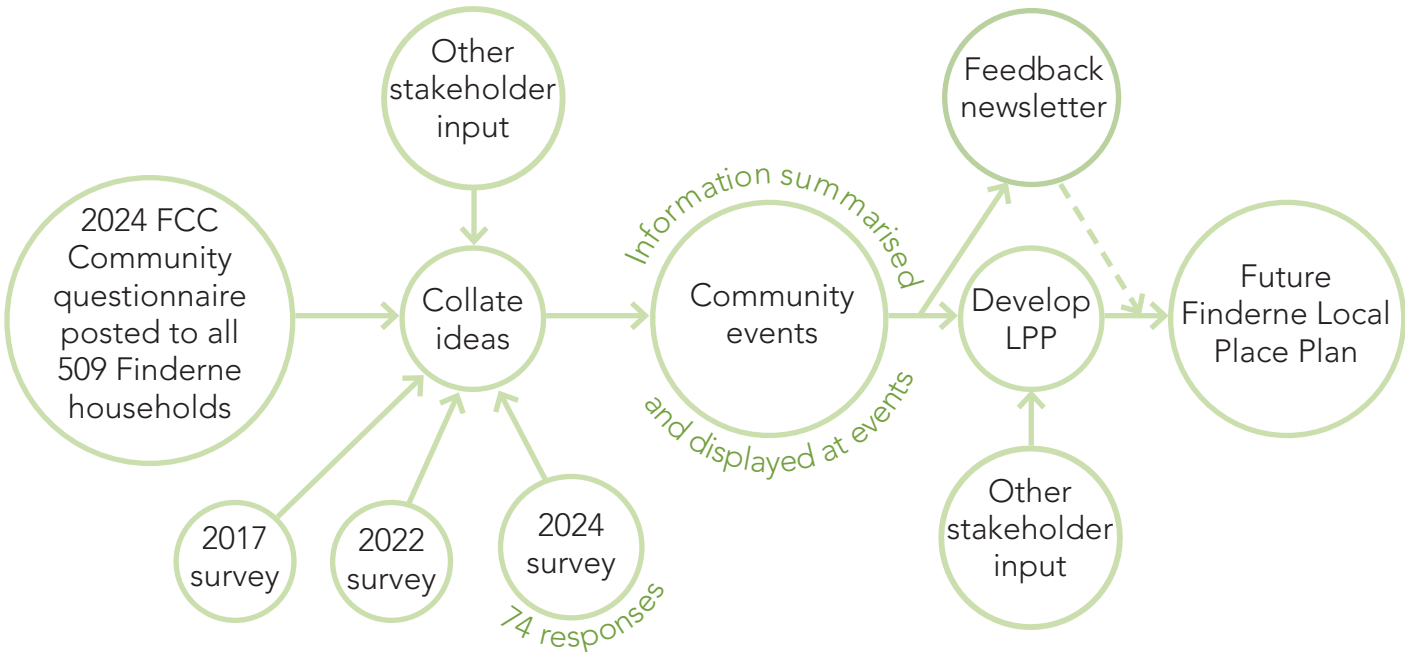
1.2 Finnerne Community Council Ongoing projects led by FCC

An aerial photograph of a dense forest, showing a thick canopy of trees. The bottom of the image features a rocky, uneven terrain, possibly a cliff or a large rock formation. The overall color palette is dominated by various shades of green and brown.

01

COLLECTIVE
ARCHITECTURE

September 2024> October 2024> January 2025



Base-lining mapping and information gathering
Chapter 2 - Finderne

Sharing and developing ideas with the community
Chapter 3 - Analysis and Engagement

Communication of priorities and reporting
Chapter 4 - Strategic Priorities

01.1 Introduction

This Local Place Plan has been prepared collaboratively to communicate the priorities for Finnerne.

This Local Place Plan, 'Future Finnerne', has been prepared by Finnerne Community Council with support from Collective Architecture for Moray Council. This Place Plan aims to help communicate the aspirations and priorities of people living within the Finnerne area to assist Moray council in revising the 2020 Local Development Plan.

Collective Architecture were approached by Finnerne Community Council in July 2024 to assist in collating their Plan with support from Finnerne Development Trust. Collective Architecture have extensive experience in engagement and have a record of strategic work within the area. The programme and scope of input from Collective Architecture was tailored to suit the time available between September and January for the Local Place Plan submission to Moray Council for review in January 2025.

This included; information gathering and a baseline mapping study of the area, preparation of engagement material for community drop-in events utilising questionnaire data prepared by Finnerne Community Council, stakeholder questionnaires and limited stakeholder engagement to assist with the communication of priorities and reporting. The process and local collaboration is highlighted in the diagram on the left.

01.2 Funderne Community Council

Funderne Community Council (FCC) was formed in 2016, in order to represent the Funderne community in interfaces with the Moray Council and other statutory bodies.

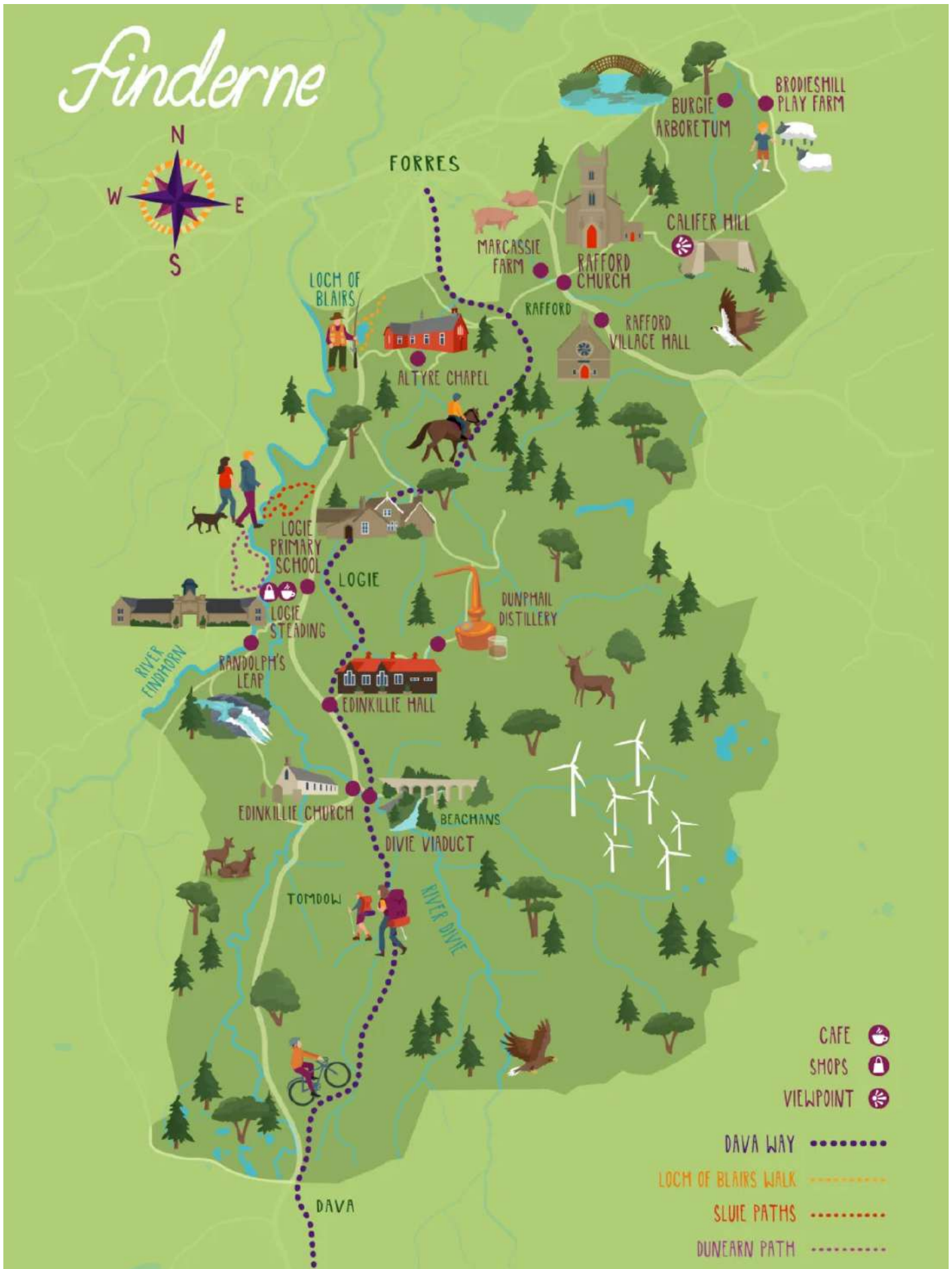
One of the initial projects was to submit representations to the A96 Dualling Consultation. Other consultations where FCC have responded on behalf of the community include: Moray Development Plan 2020, Moray Council Core Paths, and Clashgour Windfarm Planning Application, where FCC took part in the public enquiry. In order to ensure that the FCC represents community views, a number of community surveys and drop-in events have been undertaken on various topics.

Projects undertaken by FCC have been to work with the Moray Council on traffic safety issues in Upper Rafford, and improving access to Edinkillie Cemetery. FCC has also campaigned with Scottish Government and OpenReach to try to bring forward fibre broadband connectivity in Funderne. The FCC is also currently working on a Resilience Plan for the Funderne area.

FCC have always been on the lookout for opportunities to enhance the area. One such opportunity was to develop and enhance Blairs Loch, just south of Forres. Subsequently, the running of this project was passed on to the voluntary group The Friends of Blairs Loch, who have improved the paths around the loch and built a classroom and other facilities.

Another key opportunity was to participate in the management of Community Benefit funds generated by the Glaschyle Wind Farm, near Logie. As a result of lobbying by FCC members, the Funderne Development Trust (FDT) was formed, with the objective of investing these funds in projects to enhance the Funderne area in the long term. FDT were able to use their resources to help support the community during the Covid pandemic. The FDT have invested in the development of an affordable housing project in Upper Rafford, plans for improvements to Rafford and Edinkillie Village Halls, and a bus service to connect Edinkillie and Forres, as well as other community support projects.

The Funderne Community Council (FCC) will act as the anchor organisation and monitoring body for the LPP Action Plan, (outlined on page 40 and 41 of this document). The group will also actively work alongside key stakeholders: Moray Council, surrounding Community Councils, Funderne Development Trust (FDT), key landowners, groups and ecological organisations to ensure the alignment and delivery of area-wide priorities and actions.




Graphic produced for Finnerne Development Trust

02 Finnerne

The following chapter sets out the context for the Local Place Plan including baseline mappings of the area.

- 2.1 Wider area
- 2.2 Amenities and Moving Around
- 2.3 Landscape designations
- 2.4 Flood risk
- 2.5 Windfarms and Energy Potential
- 2.6 Population and Schools
- 2.7 Land Ownership

An aerial photograph of a dense forest, showing a thick canopy of green trees. At the bottom of the image, a rocky, light-colored outcrop or cliff face is visible, partially covered by vegetation. The overall tone is natural and serene.

02

COLLECTIVE
ARCHITECTURE

02.1 Wider Area

Funderne encompasses a region of many landscape characteristics, places and settlements. It is locally and nationally recognised for its rich histories, famous rivers and scenic beauty. It is also a working place of agriculture, businesses, energy generation and home to vibrant communities.

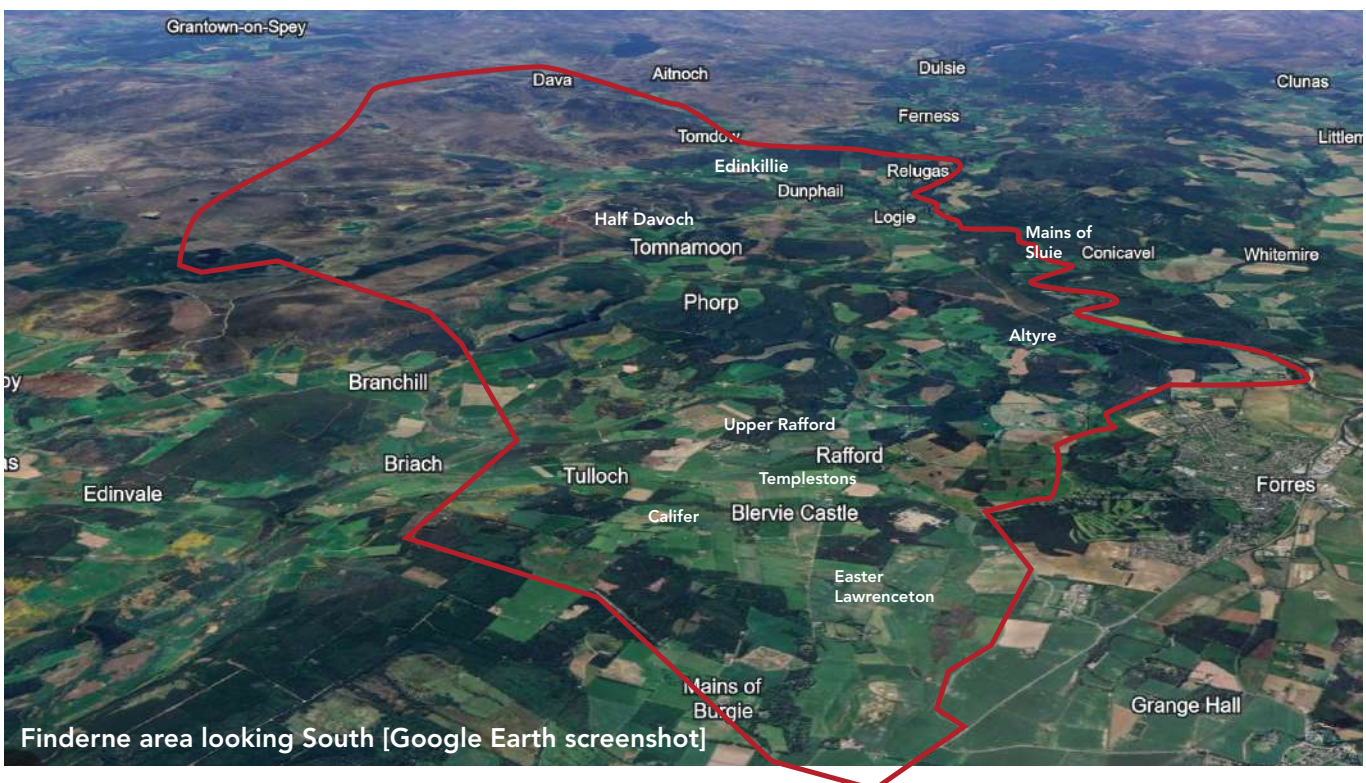
Funderne is located within the Moray Local Authority area. It covers a large geographical area spanning low and upland regions, comprising of the former parishes of Rafford and Edinkillie. Other place-names within Funderne include: Burgie, Lawrencetown, Califer, Blervie, Templestones, Altyre, Newtyle, Half Davoch, Logie, Regulas, Dunphail and Dava.

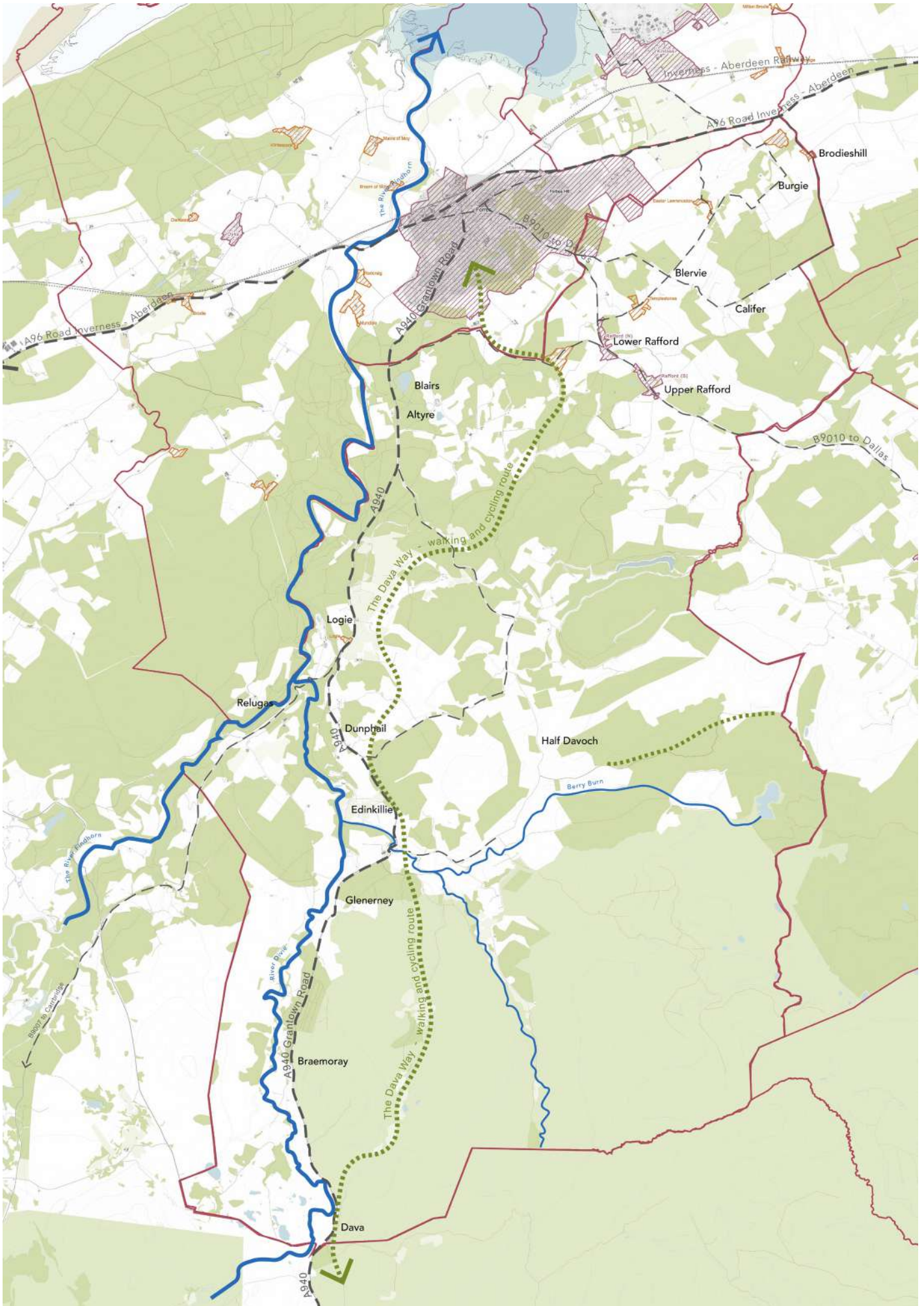
A significant number of homes within Funderne are located remotely within the countryside. Funderne Community Council boundary is defined by the River Findhorn to the West, adjoining the Dyke Landward community council (CC) area. To the East it neighbours Heldon CC with an upland watershed boundary. Dava Moor is to the South West. To the North, the town of Forres (and its respective CC) borders the area. Forres is a key destination for those living in Funderne for work, leisure and

travel connection via road and rail to the wider area beyond.

The geography presents challenges for connectivity within the area, The main arterial routes being the A940, from Forres through Edinkillie to Grantown, and the B9010 from Forres through Rafford to Pluscarden and Dallas.

The Moray Local Development Plan 2020 (MLDP2020) designates locations for housing developments within the "Settlement" of Upper and Lower Rafford, and within the following "Rural Groupings": Brodieshill, Burgie, Easter Lawrenceton, Templestones, Rafford Station, and Logie. The rest of Funderne is covered under the "Rural Housing" section of the MLDP, which also designates a "Pressurised and Sensitive Area" to the North and East of Rafford.





Findernie within the wider area

02.2 Amenities and Moving Around

Finderne is home to a variety of businesses spanning retail, land-based, digital services, accommodation and leisure, see page 25 for other stakeholders. Other than community spaces such as local halls, Logie School and churches, all key amenities and core services are located within Forres such as supermarkets healthcare services, railway station and bus routes. This puts an emphasis on individual travel and car ownership within the area. The only public transport in the area is the “on-demand” mConnect bus service.

In order to complement this, the Finderne Development Trust have been supporting a scheduled community bus service between Edinkillie and Forres since 2024. A multitude of off road tracks and paths connect the region and are widely used, key outdoor destinations have been noted on the map.

The main arterial roads in the area, the A940 and B9010, are considered by many as being dangerous for cycling, as they are used by fast traffic and/or heavy vehicles.



[Bay Arts Festival]



[Rafford Hall facebook]



[Scotland’s Garden Scheme website]



[Visit Forres website]



[Visit Forres website]

Key Amenity Buildings

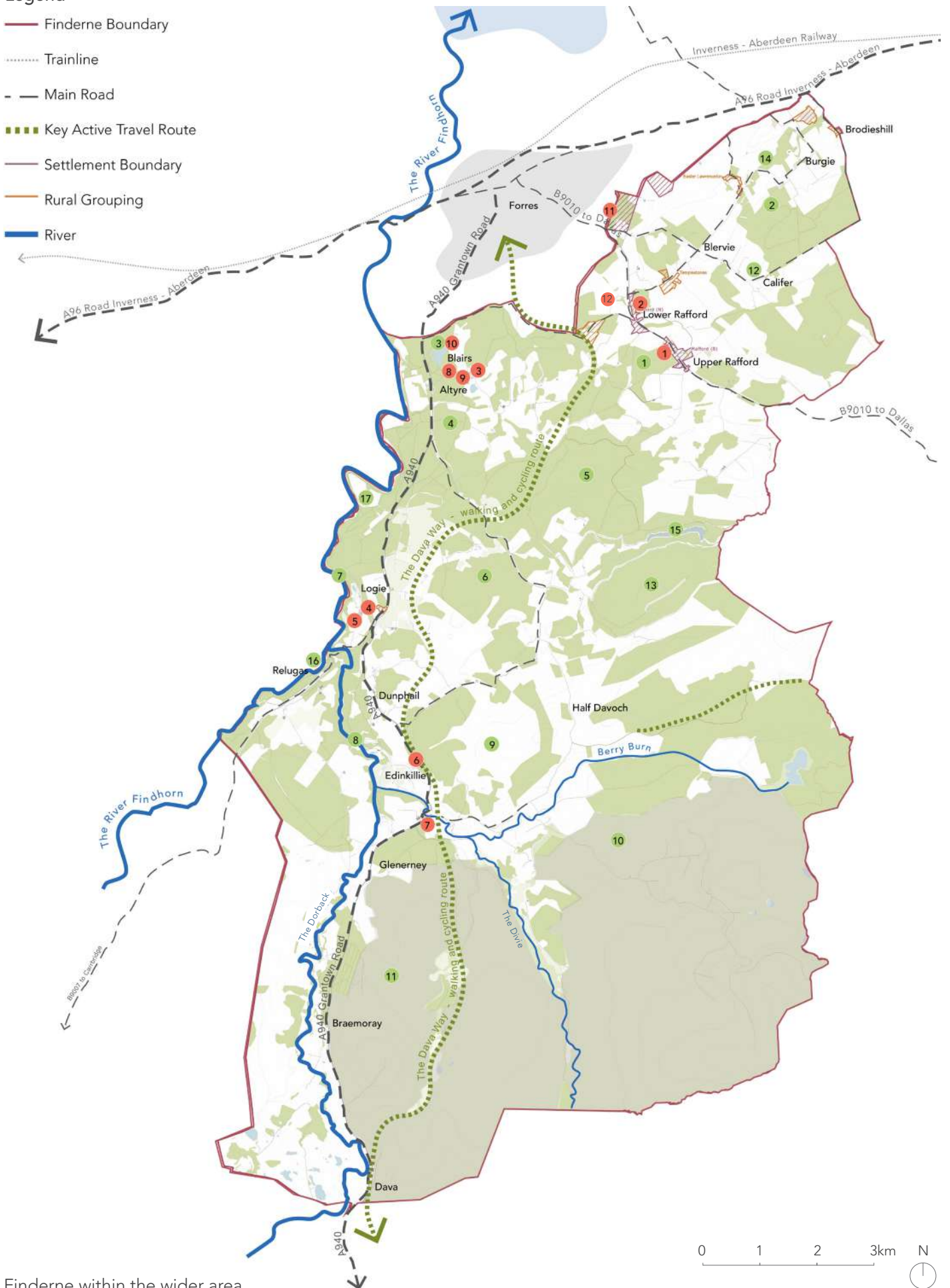
- 1 Rafford Hall
- 2 Rafford Church
- 3 Glasgow School of Art
- 4 Logie Primary School
- 5 Logie Steading
- 6 Edinkillie Hall
- 7 Edinkillie Church
- 8 Altyre Chapel
- 9 Clubroom at Altyre
- 10 Blairs Loch Buildings
- 11 Leancoil
- 12 Marcassie Farm Centre

Key Outdoor Assets

- 1 Rafford Woods
- 2 Burgie Woods
- 3 Loch of Blairs
- 4 Altyre Woods
- 5 Newtyle Forest
- 6 Drumine Forest
- 7 River Findhorn
- 8 River Divie
- 9 Hill of Glaschyle
- 10 Berry Burn Area
- 11 Knock of Braemory
- 12 Califer Hill
- 13 Romach Hill
- 14 Burgie Arboretum
- 15 Loch Romach
- 16 Randolph’s Leap
- 17 Sluie Walks

Legend

- Finderne Boundary
- - - Trainline
- Main Road
- - - Key Active Travel Route
- Settlement Boundary
- Rural Grouping
- River



Finderne within the wider area

02.3 Landscape Designations

Funderne is an area of outstanding scenic and natural beauty of local and international significance. The River Findhorn Ravine is a Special Area of Conservation and a Site of Special Scientific Interest for its plants, woodlands and river habitats. The area includes several scheduled monuments such as Burgie and Blervie castles and Templestones stone circles as well as a significant number of Listed Buildings including churches, bridges and the Divie Viaduct.

The Dava Way footpath (a former railway track) marks the change in character between historic woodland to the West and rolling farmland to the East within Funderne. The upland regions of Funderne are a hub for renewable power generation, with a number of operating and planned windfarms. This in turn supports various community benefit funds.

In the section on Rural Housing, the MLDP2020 identifies a Pressurised and Sensitive Area, to the north and east of Rafford, where no new housing will be permitted, highlighted in pink on the map to the right. Most of the settlement and rural groupings under MLDP2020 are located to the North East of Funderne, Logie is the southern most area that is listed as a Rural Grouping, highlighted on p.15.



[Visit Forres website]



[Scotland's Great Trails website]

1. Relugas (HES: GDL00325)

"Relugas is a fine example of the 'picturesque' style of landscape design, diminished somewhat by the loss of original features.

Scenic - The integration within the designed landscape of the rocky watercourses of the Findhorn and Divie and of the 'Doune', give this site outstanding scenic value.

Nature - The presence of SSSIs along the courses of the rivers, combined with the woodlands, grasslands and pockets of semi-natural vegetation, give this site outstanding nature conservation value."

- Historic Environment Scotland

2. Lower Findhorn Woods SAC and SSSI

Special Area of Conservation (SAC) - UK0030197

Special Site of Scientific Interest (SSSI) - 135875

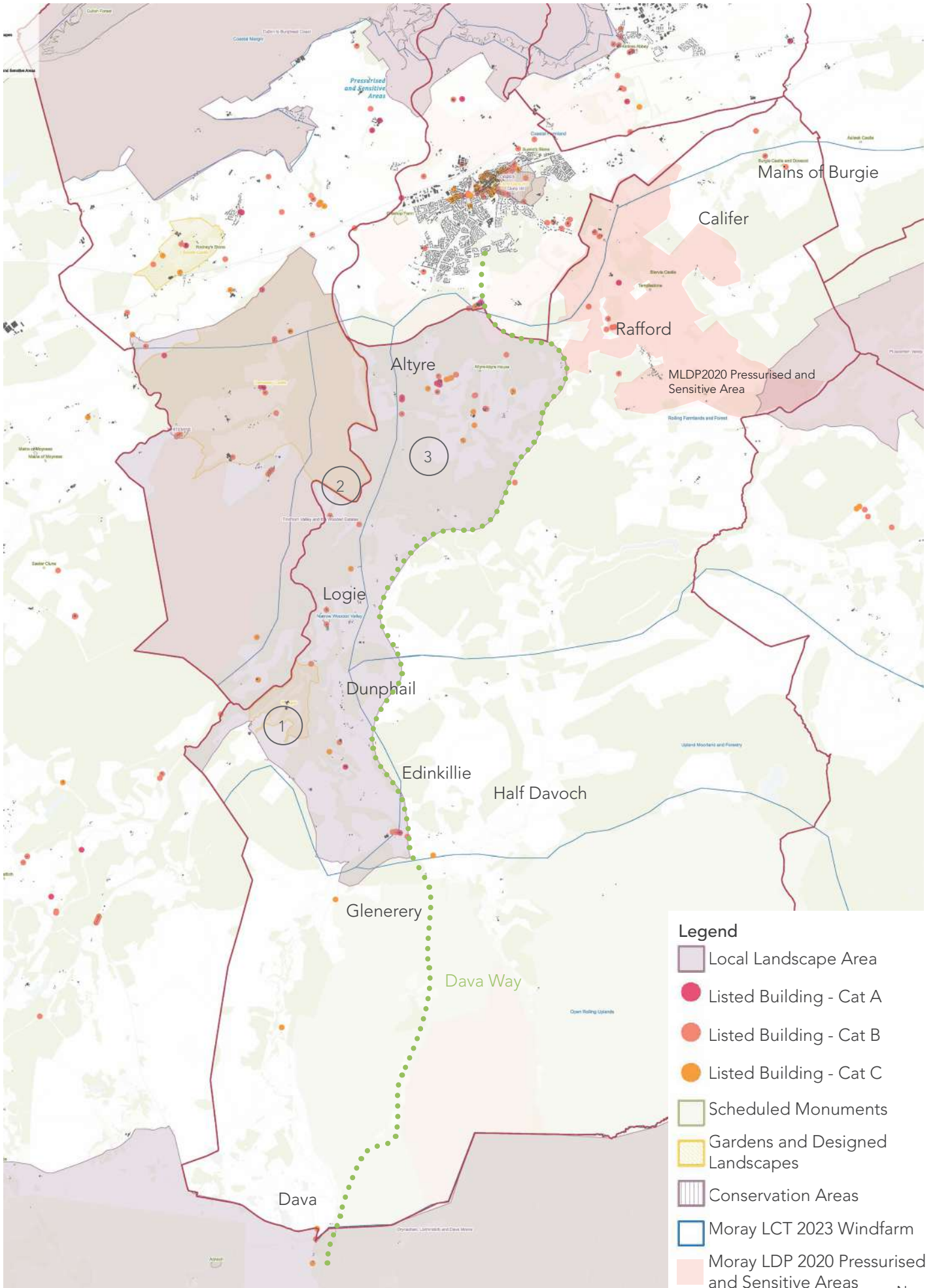
- Nature Scot

p 18

3. Findhorn Valley and the Wooded Estates

"This designation recognises the richly wooded character of the western part of Moray which is influenced by the long-established estates which border the dramatically incised River Findhorn. While the river, which is covered by national designations for its geological and wildlife value, forms the key feature of this candidate SLA, the woodlands and designed landscapes which lie either side of it, contribute to the richness of this landscape with built features associated with the estates further complementing the whole. The landscape is additionally very well-used for recreation, forming a major attraction within Moray."

- Moray Local Landscape Designation Review

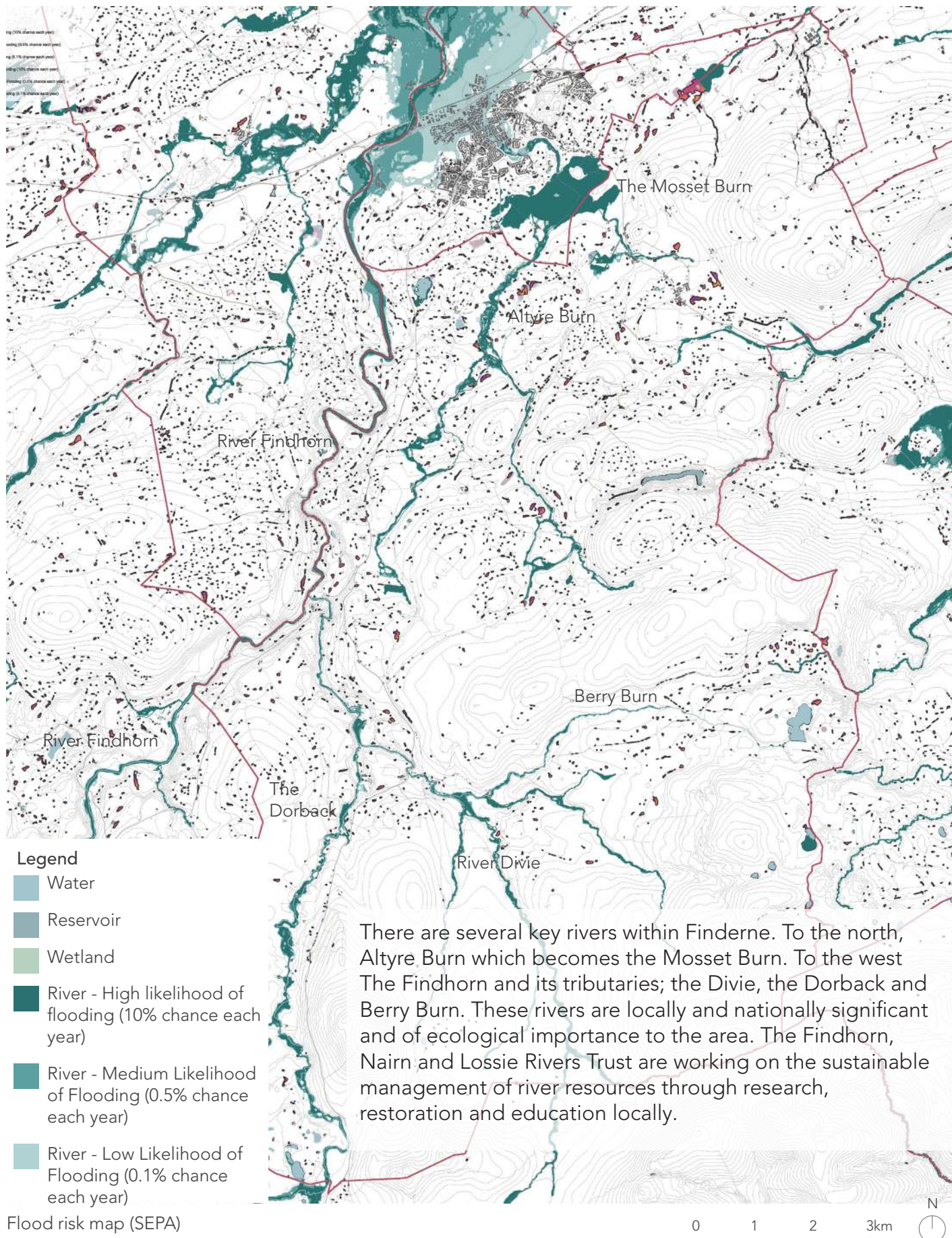


Landscape Designations map

0 1 2 3km

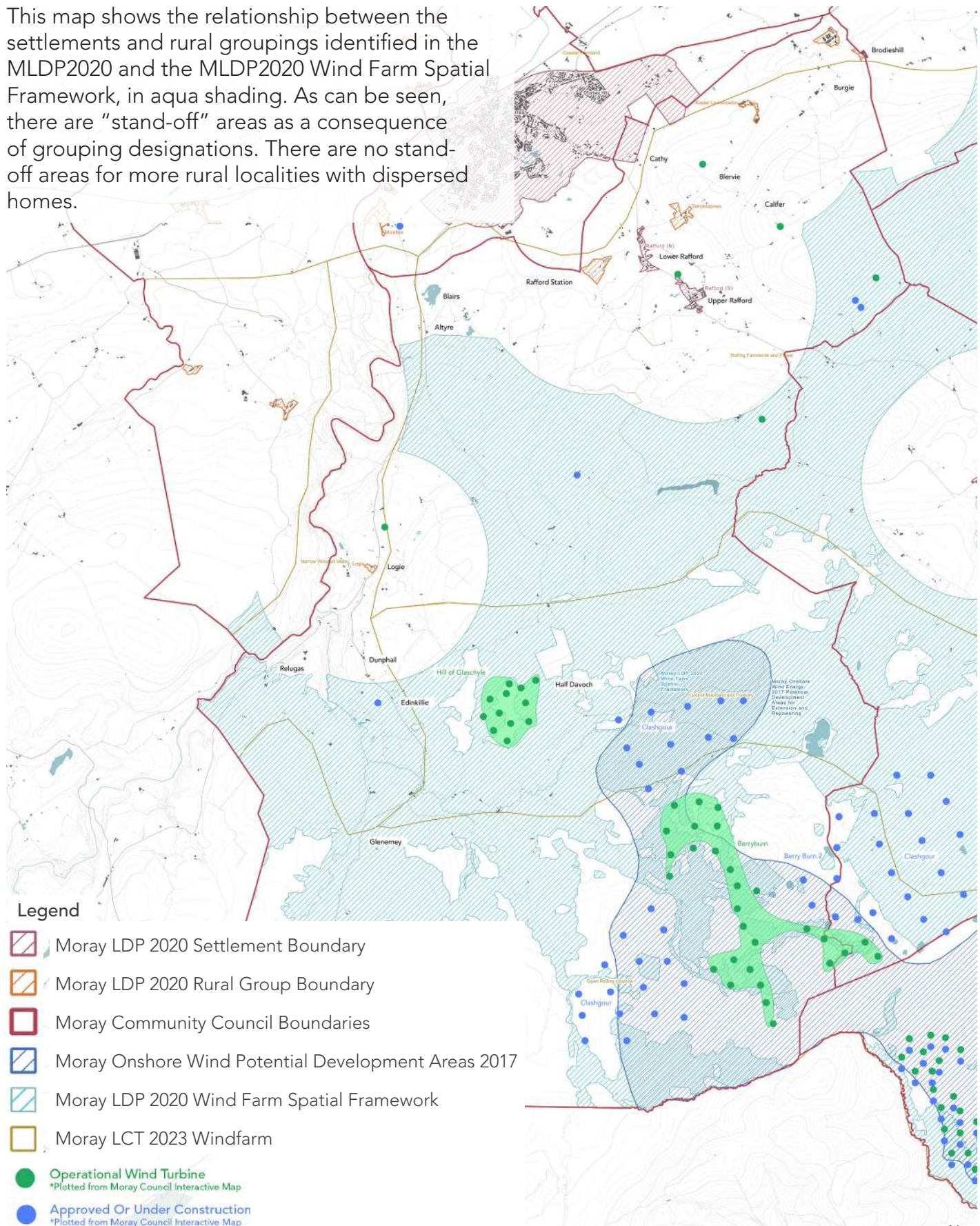


02.4 Flood Risk



02.5 Wind farms and Energy Potential

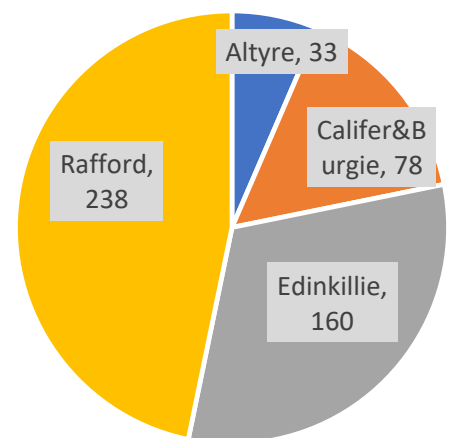
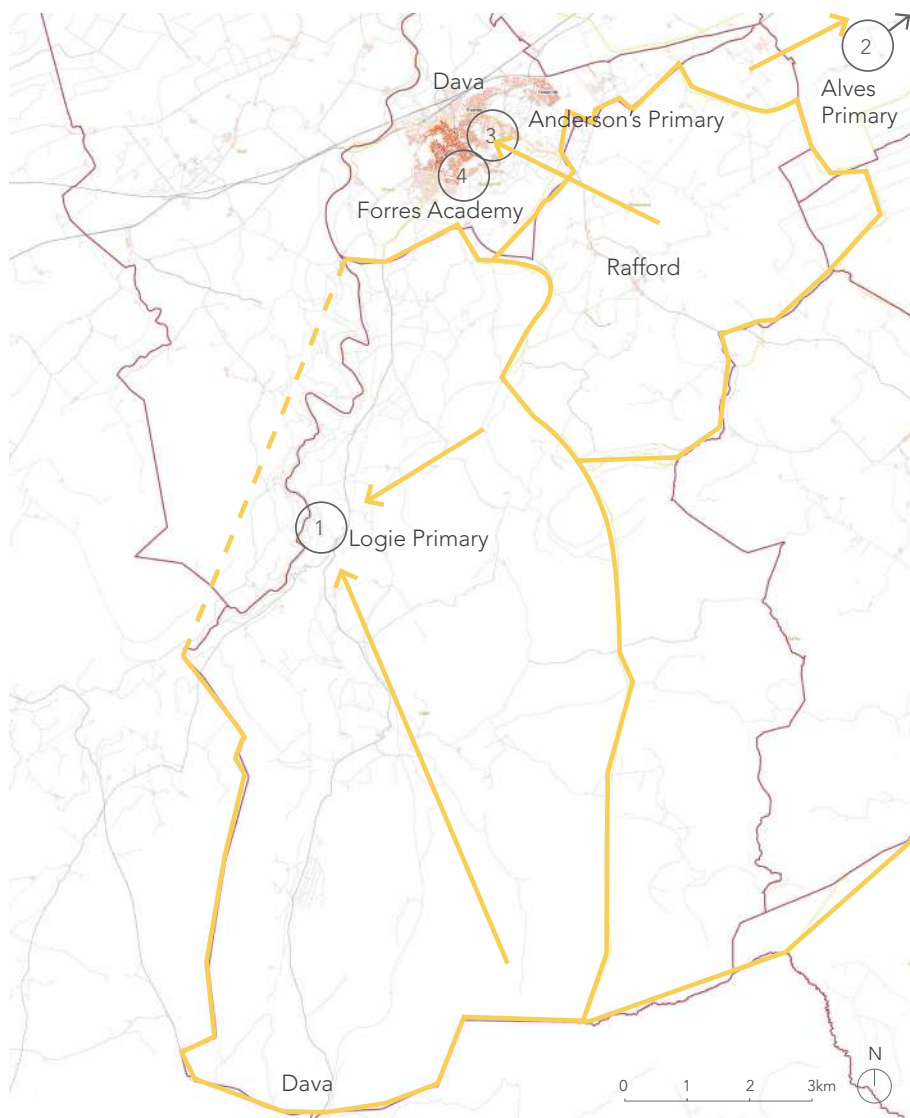
This map shows the relationship between the settlements and rural groupings identified in the MLDP2020 and the MLDP2020 Wind Farm Spatial Framework, in aqua shading. As can be seen, there are "stand-off" areas as a consequence of grouping designations. There are no stand-off areas for more rural localities with dispersed homes.



Wind farm map (information from Moray Council Data)



02.6 Population and Schools

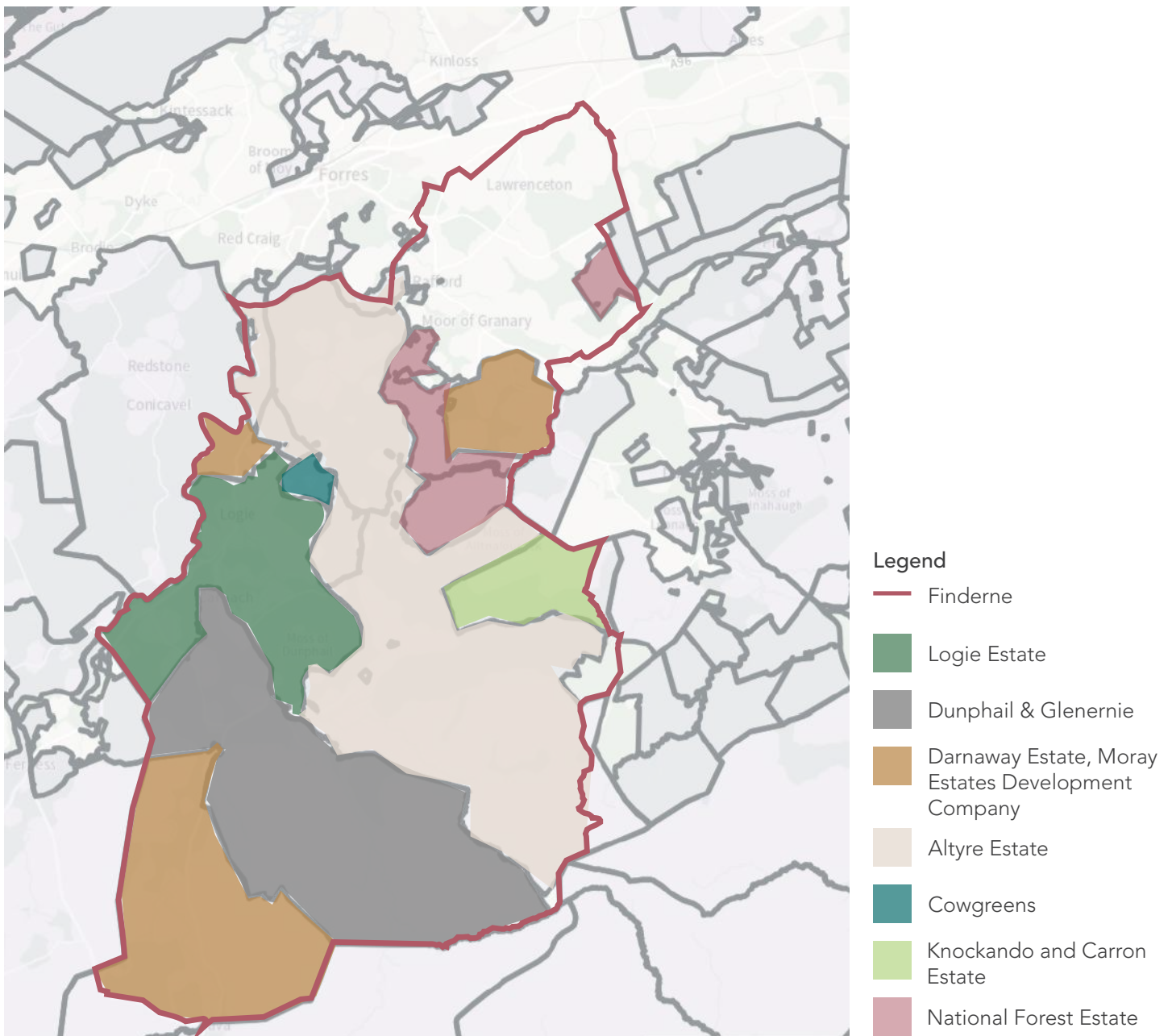


Number of households in Funderne

Funderne is a rural area with a low population density. Small clusters of homes are in proximity to the main road arteries leading from Forres to Grantown (A940) and from Forres to Dallas (B9010). Some properties are very remote, accessed via track, experience power outages and are 'snowed in' in winter.

Logie Primary (1) is the only school within Funderne. This has a large catchment area. To the North a few homes are within the Alves Primary Catchment area, (2). The catchment area of Anderson's Primary (3) in Forres encompasses the Rafford surrounding area. The catchment for Forres Academy Secondary school includes the whole of Funderne. Children are collected by bus.

02.7 Land Ownership




Land ownership is a major factor in present and historic patterns of growth and development within Finnerne. Utilising the Who Owns Scotland digital resource, it is evident there are number of large land stakeholders within Finnerne. The areas to the north of Finnerne have either not been recorded through this tool or the ownership areas have become more piecemeal and small. The area surrounding Brodieshill, Blervie and Rafford is mostly farmland and forestry.

Who Owns Scotland search (screen-shot)

03 Consultation

This chapter illustrates the process of the Local Place Plan creation and the community events that have been hosted to ensure that this LPP represents Finnerne.

- 03.1 Community Questionnaire
- 03.2 Stakeholder Questionnaire
- 03.3 Community drop in Events
- 03.4 Events Summary

An aerial photograph of a dense forest, showing a thick canopy of trees. The bottom of the image features a rocky, uneven terrain, possibly a cliff or a large rock formation. The overall color palette is dominated by various shades of green and brown.

03

COLLECTIVE
ARCHITECTURE

03.1 Community Questionnaire

To identify community needs, assets, opportunities and challenges, the Finderne Community Council organised a household survey to gather information on local priorities as seen by community respondents.

Community questionnaires were posted to all 509 households within Finderne, 74 responses were received, (paper copies and digital).

In addition Collective Architecture reviewed additional survey responses from 2017 and 2022. (Which can be found on the FCC website).

The results from the surveys fed into the constraints and opportunities mapping for the area, (see p.31). Ideas were grouped into themes identified aligned with the local living framework, (see below).

This information was communicated back to the community at the drop-in events.

FCC have undertaken a detailed statistical analysis of the surveys, this can be found in the Appendix.

Active Travel

FCC have been pro-active in getting a pavement constructed in Upper Rafford.

Q 7.1	Would you like to see this pavement extended.	Yes	No
Q 7.2	Please identify any other areas in Finderne where you think pedestrian and cycling improv		

Housing

We are now seeking an update to the communities view of housing in Finderne:

Q 2.1	Do you think additional housing is needed in Finderne?	Yes	No
Q 2.1.1	If so, what type of housing?		
Q 2.2	Smaller more affordable homes?		
Q 2.2.1	3-4 bedroom family homes		
Q 2.2.2	Larger		
Q 2.2.3	Larger		
Q 2.3	Do you have a		
Q 2.3.1	If so where st		
Q 2.3.2	Within		
Q 2.3.3	Anywh		
Q 2.4	Do you have		
Q 2.5	Any further c		

Open Spaces

Q 8.1	Do you think th preserved and i
Q 8.2 <td>Is there a need Finderne?</td>	Is there a need Finderne?
Q 8.3 <td>Are there any c</td>	Are there any c
Q 8.4 <td>Please identify Finderne that s</td>	Please identify Finderne that s

Finderne Future Local Place Plan - Community Survey

Introduction

Finderne Community Council is preparing a Local Place Plan for Finderne. Local Place Plans are developed by communities and are used by the Local Authority in creating their Local Development Plan, which includes planning guidelines for how and where land and property will be developed.

The sections of the current Moray Local Development Plan relevant for Finderne can be found on our website here: <https://findernecc.com/finderne-local-place-plan/>

The process for developing our Local Place Plan is as follows:

- Get Community input for our Initial Draft LPP by this questionnaire
- Develop the Initial Draft LPP, supported by Finderne Development Trust (FDT), and Collective Architecture (CA)
- Present the Initial Draft LPP to the community at a drop-in event
- Incorporate community feedback and present the proposed LPP to Moray Council
- Moray Council will then use the LPP's from the various community councils to develop their Moray Local Development Plan 2027.

In order to enable us to better analyse your answers to this questionnaire, can you answer the following?

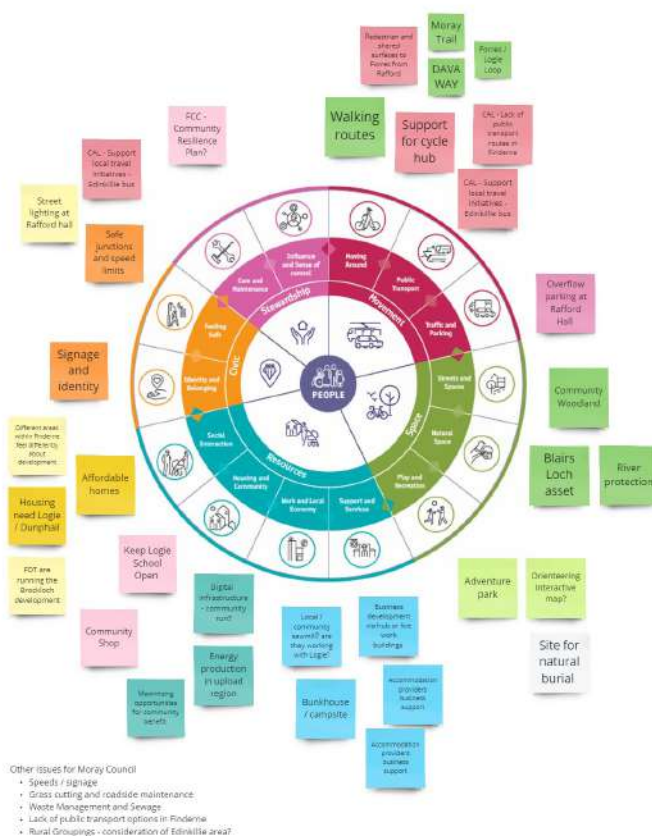
Q 1.1	What is your postcode?	Answer
Q 1.2	How many adults (16 years and older) in your household?	
Q 1.3	How many children (under 16) in your household?	
Q 1.4	So we can plan our drop-in meeting, how many from your household do you think would attend?	

Please return your completed survey **before Saturday 5th October** either by:

- Drop off hard copy at postboxes at either Rafford or Edinkillie Halls
- Drop off at FDT office (in rear carpark of Logie Steading)
- By post to Finderne CC, c/o Rafford Village Hall, IV36 2RU
- An electronic copy of this survey can be accessed at <https://findernecc.com/finderne-local-place-plan/>

If you would like to keep us to speed on local issues, get notices and minutes of our meetings, please drop us an email to FinderneCC@gmail.com, and we will add you to our contacts list.

Page 1 of 4 Draft 2.3



Community survey, refer to Appendix for detail

Aligning surveys ideas to the Local Living framework

03.2 Other Stakeholder Questionnaire

To consult local organisations, groups, businesses and landowners, Collective Architecture with support from Finnerne Development Trust compiled an “other stakeholder” list and emailed out a digital survey.

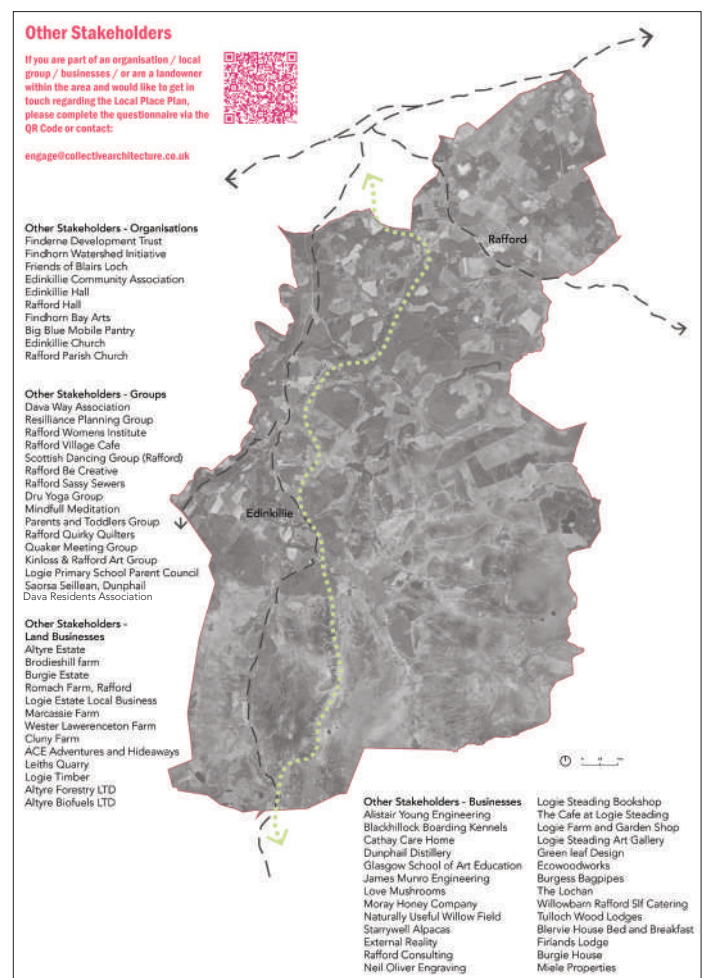
14 digital survey responses were received. The results from the surveys fed into the constraints and opportunities mapping for the area, (see p.31).

Organisations that submitted feedback prior to the community events are noted on the consultation board on page 29.

The following businesses were added to the stakeholder list at the Community Events and were invited to submit a survey response:

- Rafford Pilates
- Glenernie Estate
- Marcassie Farm Centre
- Country Man (Logie)
- Timeless Fashion and Beauty (Logie)

Collective Architecture undertook further digital stakeholder consultation with several major landholders in December 2024 and January 2025. It was felt that there was alignment on key ideas within the LPP Strategic Priorities and items within the Action Plan, (see p.40 and 41).



List of stakeholders in Finnerne that were contacted

03.3 Community Drop in Events

Two community events were held to inform the community about the Finderne Local Place Plan development and seek input on strategic priorities. The event locations were chosen to cover the area geographically.

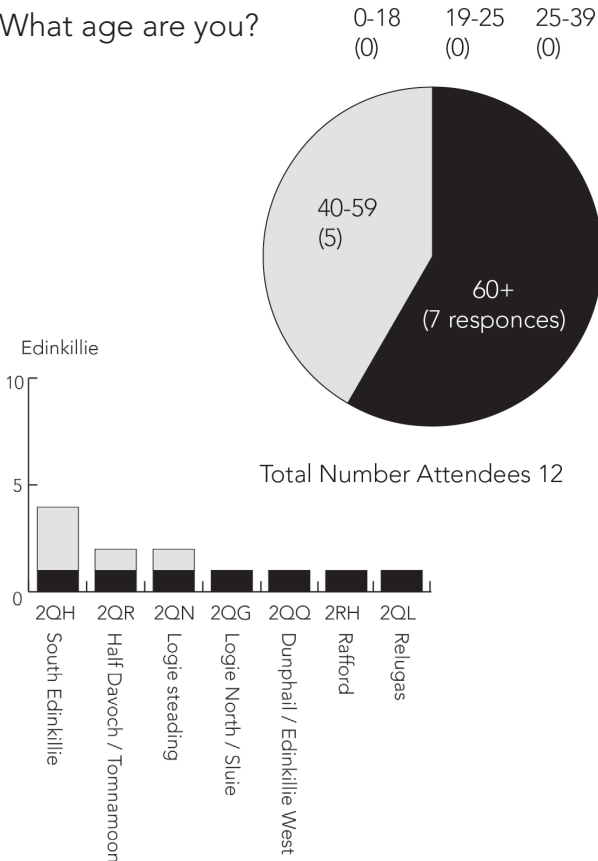
Events were held on Tuesday 29th October at Edinkillie Village Hall (3-7pm) and on Wednesday 30th October at Rafford Village Hall from 3-7pm. The event locations were chosen to cover the area geographically.

Approximately 52 people attended the drop-ins. The majority of event attendees were over 60. It is worth noting that there were few to no young people in attendance. Most attendees lived in immediate proximity to the venues.

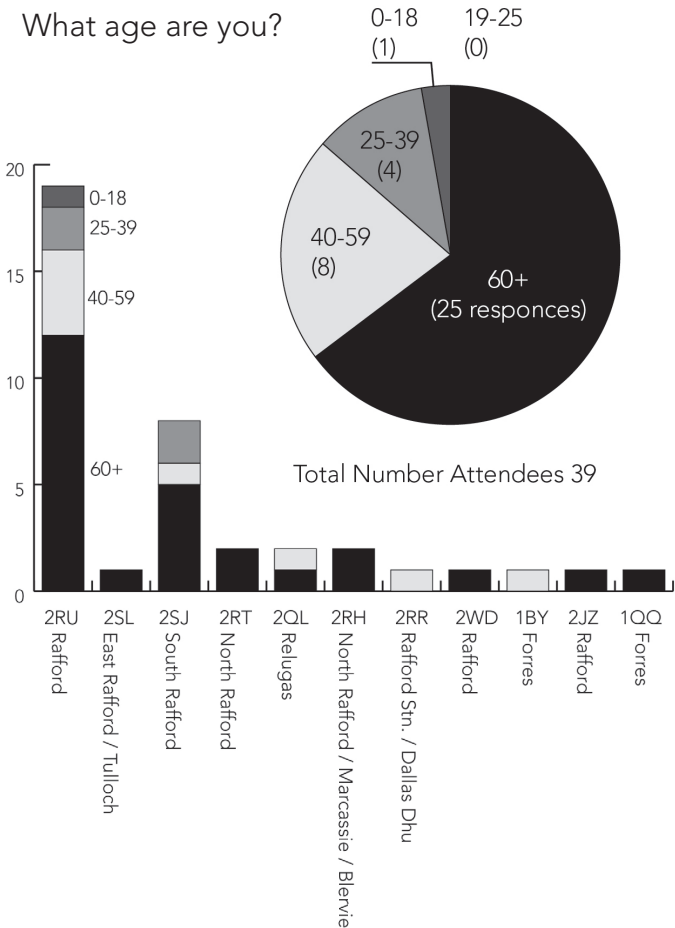
These pie charts are created from the sign-in sheet at the events. The sign-in sheet was not filled out by every attendee, so this only provides an idea of the consultation demographic.

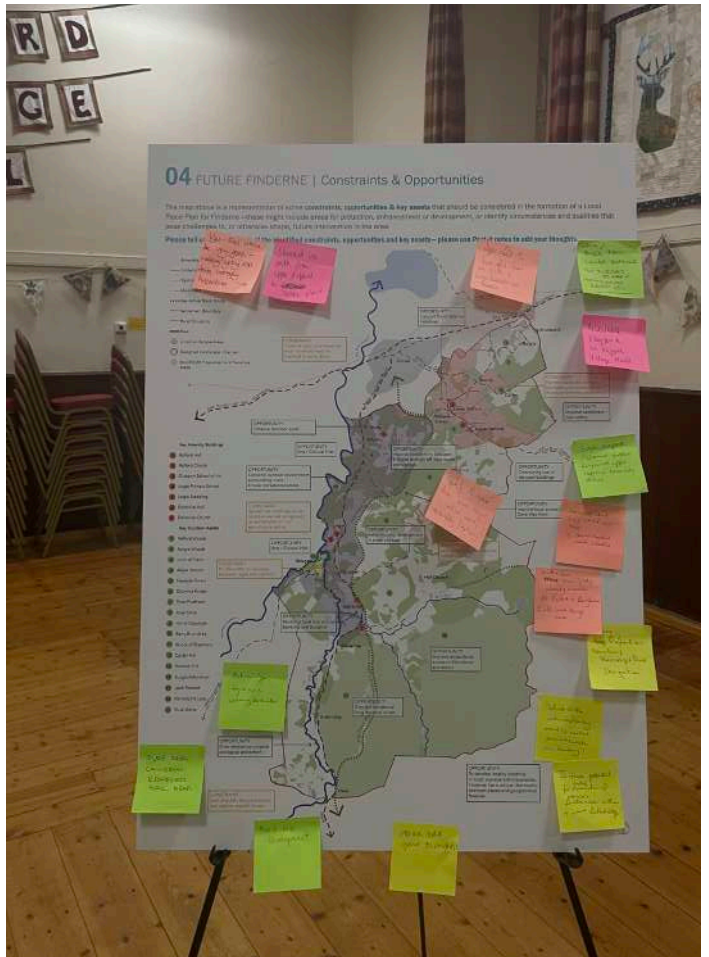
Copies of the 5 display boards used at the drop-in events are included in this section.

Edinkillie Event



Rafford Event





Photos from Edinkillie and Rafford

01 FUTURE FINDERNE | Information on Local Place Plans

Why a Strategy?

- **New National Planning Framework 4 now in place (NPF4)**
- **Moray Council Local Development Plan 2020** is soon to be updated. Opportunity to influence and inform this with Moray Council.
- **Local Place Plans** – a new planning process now in place which invites communities to shape the future development of their area.
- **Build on the previous 2017 Planning for Real process** and actively guide FCC's ongoing work.
- **Identify opportunities and challenges in the area** and develop short, medium and long-term solutions together.

National Planning Framework 4 (NPF4)



Published in February 2023, NPF4 replaces NPF3 as the national spatial strategy guiding all development in Scotland. It is essential that the Strategic Framework for Future Funderne adheres closely to NPF4's priorities in creating Liveable, Sustainable, and Productive Places, with a particular renewed focus on biodiversity, net zero, and social inequality.

Moray Local Development Plan (MLDP) 2020



While Moray Council is currently working on their next MLDP (2027), development within the Moray region is required to adhere to MLDP 2020 policy guidance. Guidance on placemaking, affordable and accessible housing, tourism accommodation, natural heritage, biodiversity, open space and flooding were of particular import to the team.

What is a Local Place Plan

A Local Place plan is...	A Local Plan is not...
A statement of community aspirations.	A way to demand unrealistic investments from others.
A way of informing future planning policy and development proposals in your area.	A top-down way of imposing change.
A way of identifying and helping deliver community projects.	Means of stopping live development proposals.
Through links with the Local Development Plan, a way of helping to deliver the communities development proposals.	An opportunity to promote individual interests of specific people or organisations.
An opportunity to guide developers, local authorities, and others towards community objectives, and to deliver projects or services which support the local community.	An easy way of getting what you want.
Information for other organisations to adapt their activities or proposals to support the delivery of community aspirations.	
A tool for collaborative working within the community and with Moray Council.	

Why a Local Place Plan?

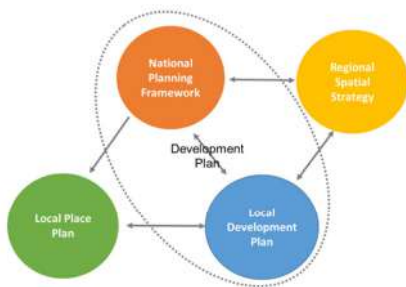


Image and Text from Moray Council Local Place Plan Presentation (Summer 2023)

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

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

Includes a **spatial vision** for the community that **maps** where changes will happen and an **action plan** laying out how changes will be delivered.

What can be included?

In	Out
New sites for housing, employment and/or new tourism / community facilities	Litter Management
Sites that support climate change adaption e.g. renewable energy or flood mitigation	Proposals that do not fundamentally impact on the long term use of land (e.g. occasional activities / events using existing facilities, spaces and places)
Local initiatives for the promotion of active travel and community food growing	Improvements to public transport (routes and timetabling)
Retaining / improving / expanding open space, play provision and green/ blue infrastructure	Dog fouling
Conservation of the natural / built environment	
Improvements to village / town centre or neighbourhood centre	

Who is preparing this?

Funderne Community Council is creating this LPP. With the benefit of funding from the Funderne Development Trust, we have been able to engage a consultant, **Collective Architecture**, to assist with community consultation, and development of the Draft LPP.

The process for developing the Local Place Plan is as follows:

- Get Community input for our initial Draft LPP by returns from a questionnaire
- Develop the initial Draft LPP
- Present the work in progress to the community at a Drop-in event
- Seek additional other stakeholder input
- Incorporate community feedback and present the proposed LPP to Moray Council by end January 2025

More information on the FCC Website.

<https://bit.ly/FunderneCommunityCouncil>



COLLECTIVE ARCHITECTURE



02 FUTURE FINDERNE | Local Priorities

OUTCOMES from community stakeholder questionnaires

Thank you to everyone who returned a digital or postal questionnaire. Finderne Community Council posted these to 509 addresses and 74 responses were received.

Below is a summary of the main ideas and talking points with suggestions and ideas given by consultees explored on board 02.

You told us about...

IDENTITY, CHARACTER, & INFLUENCE

Finderne is constituted by a series of **localities** each with different local settlement characteristics and **priorities**. Common to the whole of Finderne was a **strong rural identity** with homes integrated in the countryside in proximity to areas of special natural beauty. Feeling **connection** through local events and **digital infrastructure** is a local priority.

You told us about...

HOUSING, WORK, TOURISM & AMENITIES

Village halls were well used as **local hubs** in Finderne with the desire to see them improved with **enhanced amenities** and community space. Regarding housing, polarised responses were received. The Rafford area would rather see no development, but if it occurs, it should be within **existing settlements**. The Edinkillie / Dunphail area highlighted the need for **housing options** that enable people to live and work and support **rural revitalisation**, assisting young people. Keeping **Logie School** open is a necessity.

You told us about...

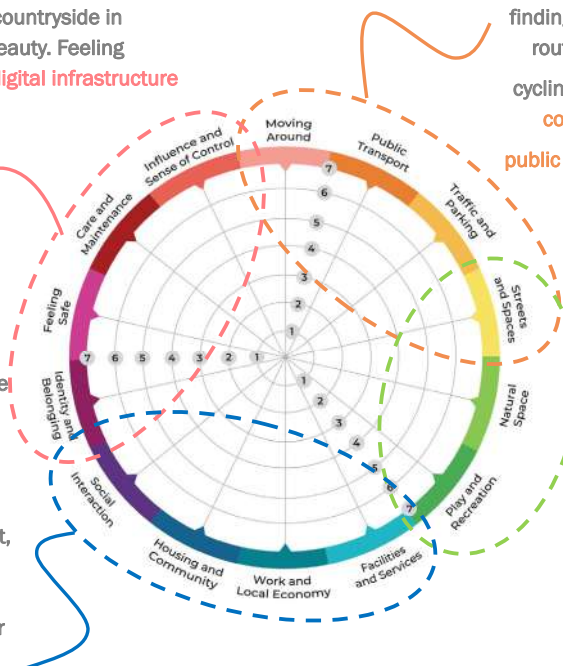
MOVING AROUND, ACCESS & TRANSPORT

There is a need for **better road safety** for all road users, improvements to dangerous junctions, clearer signage and speed limits. Improved way-finding, **signposting** and **local awareness** of key routes such as the Dava Way for walking and cycling was seen as an option enabling **greater connectivity** to key destinations. Options for **public transport** on key routes at useful times is preferable.

You told us about...

BEING OUTDOORS, ECOLOGY, NATURAL SPACES

Natural Assets such as the River Findhorn Valley, Blairs Loch and other **woodland areas** were highlighted when discussing what consultees liked about Finderne. There was a desire for better **accessibility** to and through windfarms, upland areas and general access to the surrounding countryside



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

Other stakeholder respondents

Thank you also to all the other stakeholders who got in touch to complete our questionnaire — we have included a list of all the respondents so far.

If you are part of an organisation / local group / businesses / or are a landowner within the area and would like to get in touch regarding the Local Place Plan, please complete the questionnaire via the QR Code on the right or contact:

engage@collectivearchitecture.co.uk



bit.ly/FutureFinderne
OtherStakeholdersQuestionnaire

We currently have responses from:

Findhorn, Nairn and Lossie Rivers Trust
Kinloss and Rafford Art Group
Logie Timber
Logie Primary Parent Council
Finderne Development Trust
Altyre Estate—Altyre Partnership
Saorsa Seilleann Garden
Church of Scotland (Edinkillie Church)
Friends of Blairs Loch
Rafford Village Public Hall
Tullochwood Lodges

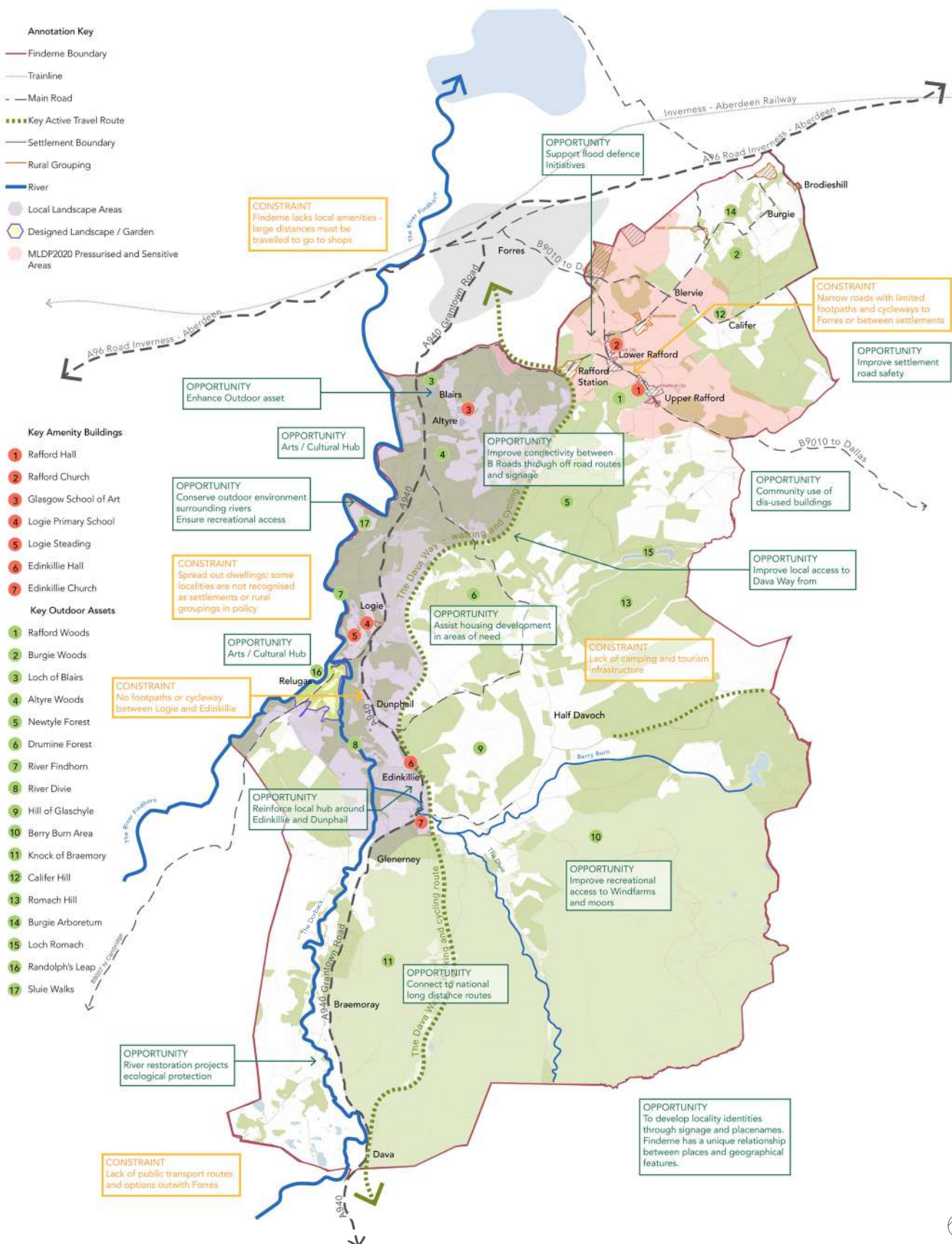
03



04 FUTURE FINDERNE | Constraints & Opportunities

The map above is a representation of some **constraints, opportunities & key assets** that should be considered in the formation of a Local Place Plan for Finderne—these might include areas for protection, enhancement or development, or identify circumstances and qualities that pose challenges to, or otherwise shape, future intervention in the area.

Please tell us what you think of the identified constraints, opportunities and key assets— please use Post-it notes to add your thoughts.



05 FUTURE FINDERNE | Strategic priorities

Please tell us what you think of the identified strategic priorities – please use Post-it notes to add your thoughts.

Protecting River Assets and habitats

Expanding Connections

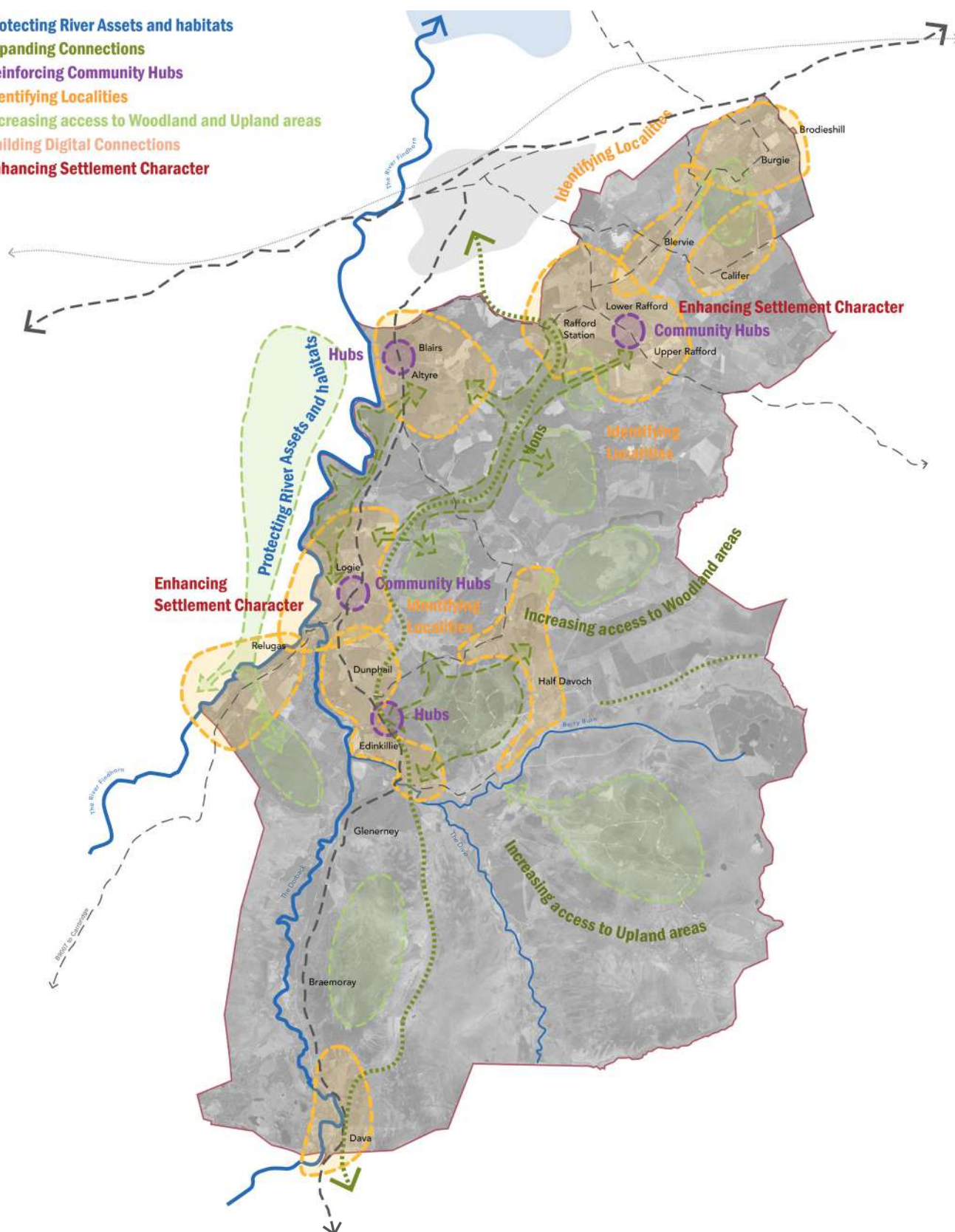
Reinforcing Community Hubs

Identifying Localities

Increasing access to Woodland and Upland areas

Building Digital Connections

Enhancing Settlement Character



03.4 Drop in Events Summary

There were some overarching concerns and needs for the whole of Finnerne that the community agreed on. There were also some key perspectives and area-specific needs. The input provided by the community at the events has been embedded in the Future Finnerne vision and priorities.

At the Rafford event

- Improve access and awareness of the path network, ensuring access to key routes and paths.
- Safe active travel path to Forres, connecting upper and lower Rafford.
- Greater access to Dava Way and local path network, connecting routes.
- Housing was discussed, however there were mixed opinions in relation to further development.

At the Edinkillie event

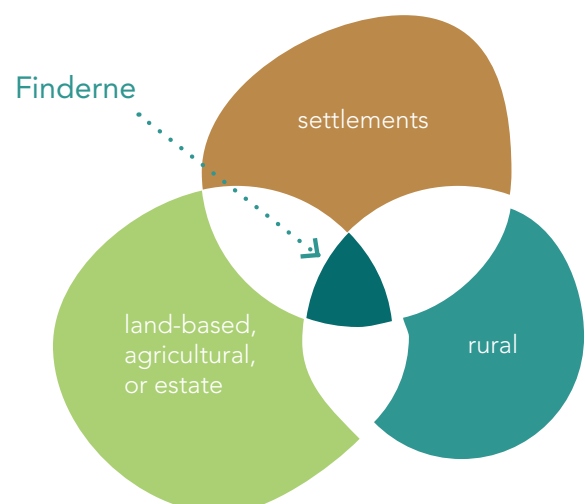
- Options for affordable housing needed to create opportunities for young families and working people within the community
- Traffic calming measures required at Edinkillie Hall
- Off-road footpath route between Edinkillie to Logie needed.

Moving around generally

- Poor connections across Finnerne, path improvements to be made in key locations suitable for a range of users - improved signage and route planning would assist this.
- Recreation opportunities in access to and through windfarm areas.
- Routes and timetabling of the community bus.

Other ideas and comments

- Village halls are important local assets. Both facilities could do with external and internal improvements / play spaces suitable for a range of ages.
- Support for alternative uses for disused churches to be explored assuming they can be managed sustainably.
- Speeding was identified as an issue across the whole region.
- Further community assets and enterprising businesses were identified.
- Desire for further dialogue between communities and large landholders.
- Holiday homes and tourism management is not perceived to be an issue locally, however options for short stay accommodation outwith Forres could be beneficial e.g.. camping and bunkhouse.
- Farmers highlighted the importance of designated parking for walking (ensuring farm access points are not blocked).
- Learn new relationships with landowners.
- Ensure careful access to scenic sites of historic and ecological interest that is not detrimental to habitat and biodiversity.




Finnerne land characters diagram (right)

04 Strategic Priorities

This section sets out the aspirations and priorities for Finderne.

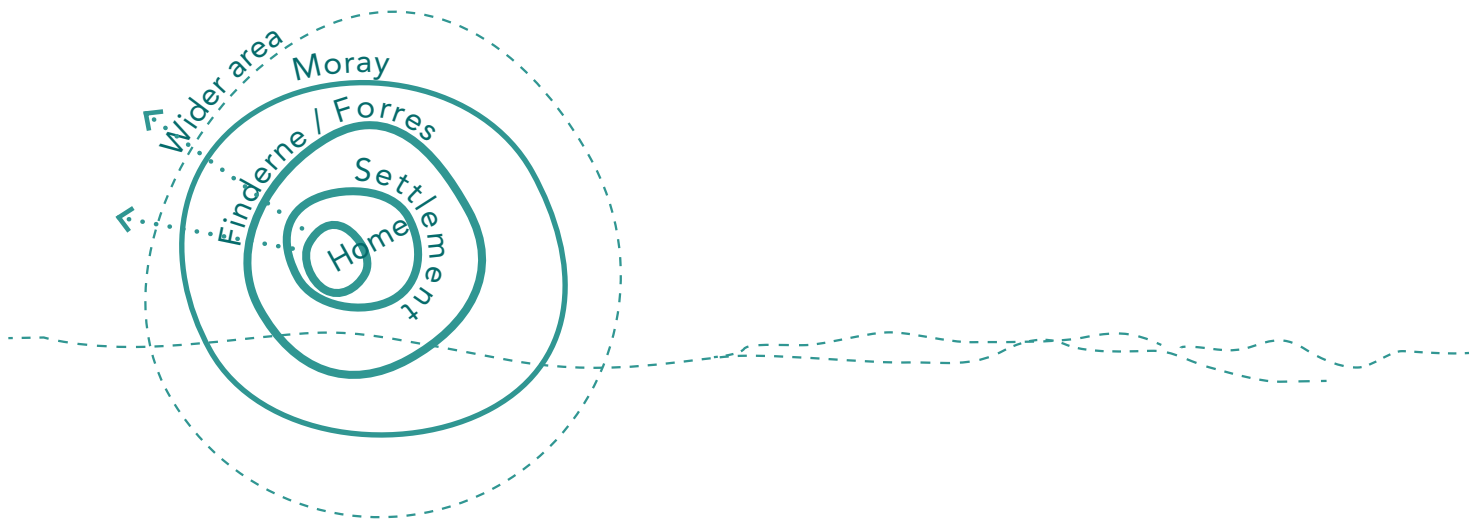
- 04.1 Vision Statement
- 04.2 Strategic Priorities
- 04.3 Action Plan
- 04.4 Next Steps

An aerial photograph of a dense forest, showing a thick canopy of trees. The bottom of the image reveals a rocky, uneven terrain, possibly a cliff edge or a forest floor with large rocks. The overall color palette is a monochromatic green, with varying shades from light to dark, creating a textured and layered appearance.

04

COLLECTIVE
ARCHITECTURE

04.1 Vision Statement



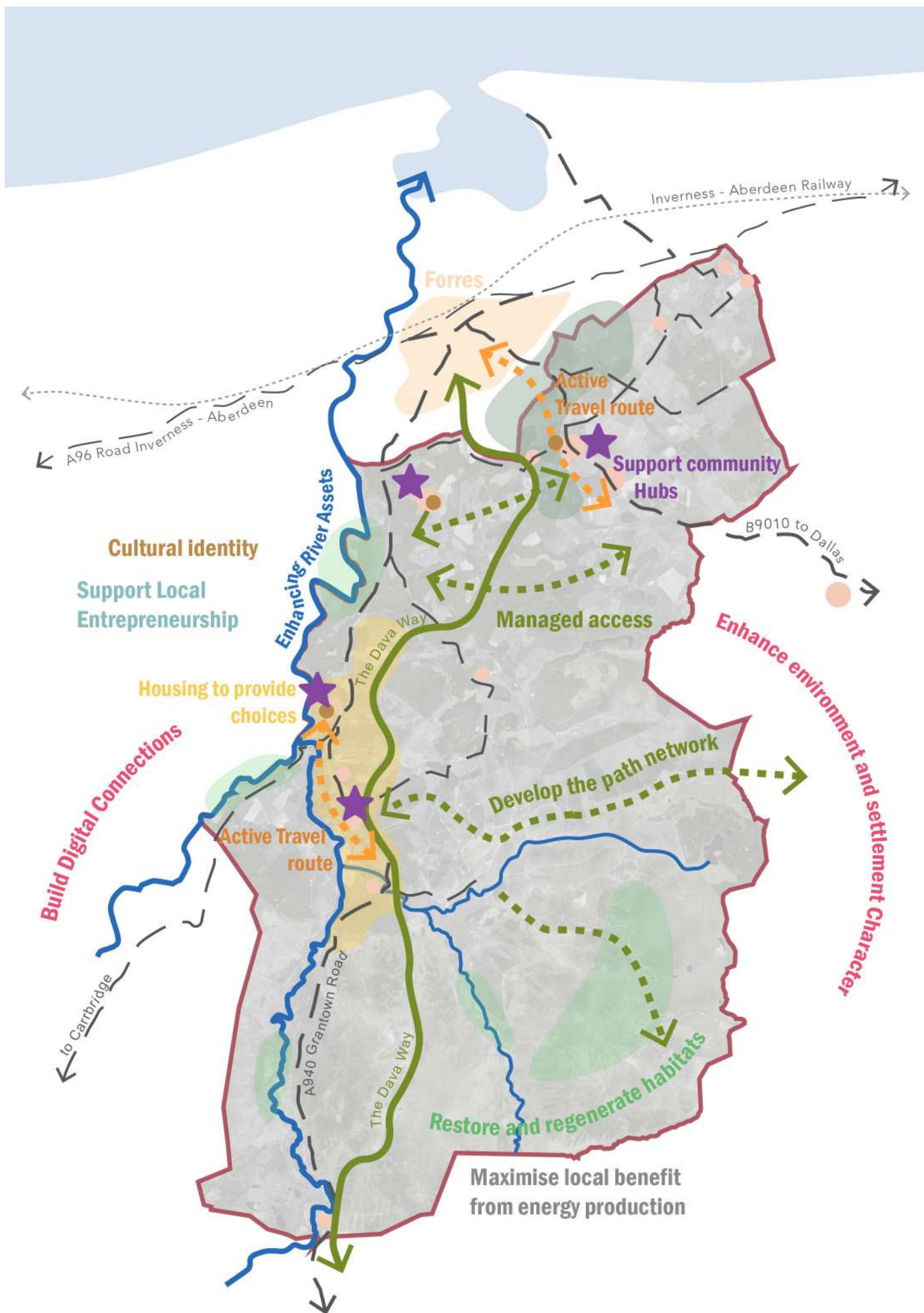
Future Funderne 2030 envisions a place which is treasured by both the community and visitors for its innate environmental beauty, vibrancy and quality of life.

It aspires to empower people with the tools and options to live and work rurally, recognising the collective and individual needs within specific localities and places and improve community participation and connectivity.

As representatives of the community the FCC wish to help the current and future generations of Funderne people to build a sustainable community that ensures ecological balance within the area.

Future Funderne seeks to enhance and regenerate Funderne's ecological value whilst improving managed recreational access to the outdoors, to windfarms and to areas of environmental and historic conservation.

It also seeks to encourage businesses, local entrepreneurship and to support farming and forestry.



04.2 Strategic Priorities

Following stakeholder and community consultation, nine strategic priorities have been identified, aligned with the Scottish Government principles of Local Living. These have been expanded upon within the Action Plan.

1. Influence

Recognise the voice of Finderne's communities, the strength of its active community groups and the value of the existing community council in communicating needs.

2. Connectivity and interaction

Facilitate community connectivity in a rural area through local events, digital infrastructure (broadband) and better information-sharing locally.

3. Place Identity & Character

Recognise the rural and diverse character of Finderne and enhance settlement character through road improvements, signage and careful development management.

4. Work, Tourism & Amenities

Continue to take care and improve village halls and surrounding indoor and outdoor community spaces and facilities.

Look to explore new alternative uses for dis-used buildings in Finderne to support the arts, local culture and commerce.

Support entrepreneurial businesses within the area with the tools to grow including business support and accommodation options in proximity to business premises to support rural work.

5. Housing (locality specific)

Support housing options that enable people to live and work locally - in a way that recognises the differing character and needs between the various communities.

Ensure any new housing encourages rural revitalisation and provides local young people and workers with choices.

6. Safety, Transport & Active Travel

Identify and develop strategies for key active travel routes and continue to support transport initiatives that reduce the sole reliance on private cars.

Recognise the rural context of Finderne and acknowledge that amenities beyond small-scale community facilities are outwith the area.

7. Recreational Outdoor Access

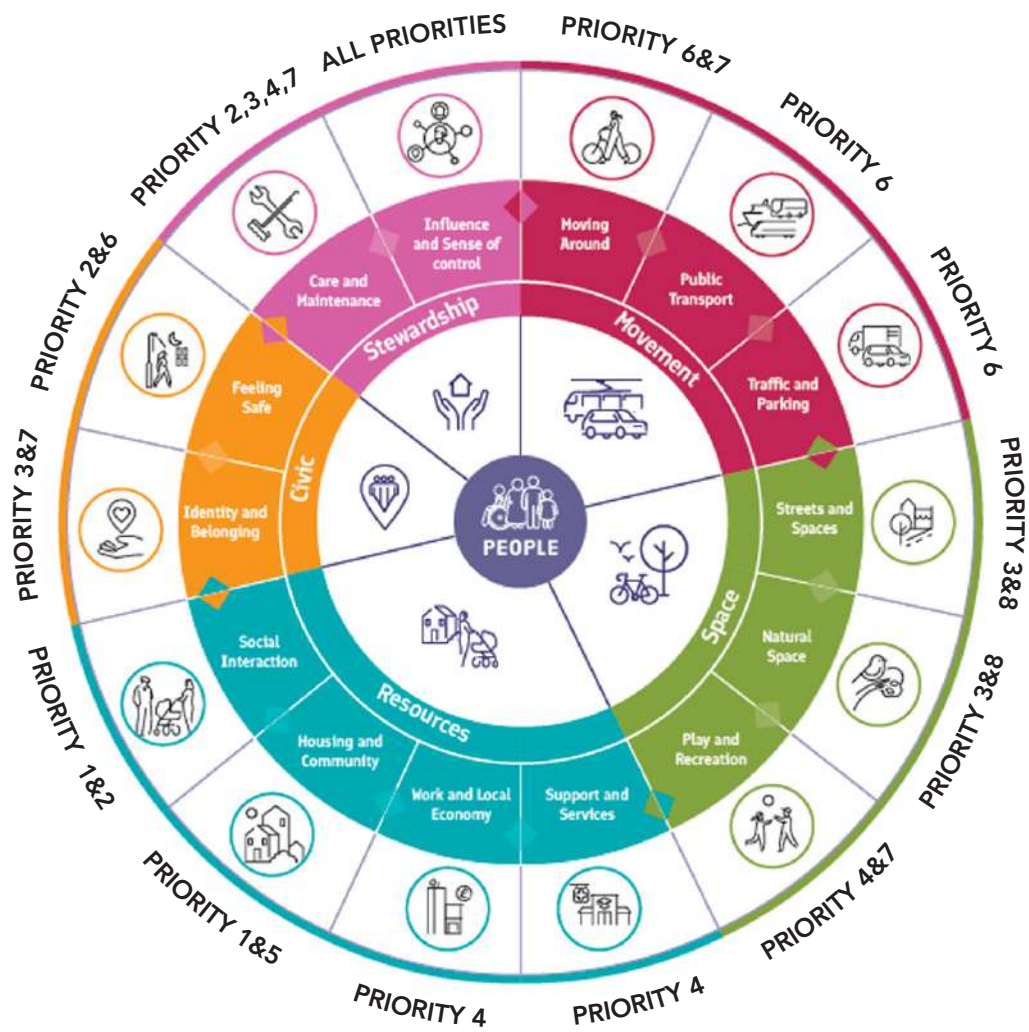
Improve local way-finding, signposting and awareness of key routes such as the Dava Way for walking and cycling, enabling greater connectivity and accessibility to key destinations. Improve managed access to scenic sites of historic and ecological interest, woodlands and windfarms within Finderne for recreational use.

8. Support Local Ecology

Work to enhance the ecological value of places in Finderne, regenerate existing natural assets and identify further sites for nature recovery and regeneration locally.

9. Local energy generation

Continue to maximise local benefit from local wind farms whilst minimising visual, ecological, and local community impact and remain openminded to other forms of renewable energy.



04.3 Action Plan


Theme	Objective	Actions	Timescales / Priorities	Key Stakeholders	Competing Factors % Dependencies
1. Influence & Dialogue	1.1 Recognise the common and separate needs of communities within Finderne.	Continue to gather community feedback and input at regular intervals.	Long term	Finderne Community Council (FCC)	
	1.2 Continue to build dialogue with local action groups, businesses, stakeholders and the local council	Establish a dialogue with different community associations within Finderne to work to address shared and specific challenges	Short term	Finderne Community Council (FCC), Edinkillie Community Association (ECA), Finderne Development Trust (FDT)	
2. Connectivity and interaction	2.1 Reduce digital poverty	Campaign for better broadband access across the area to support rural living	Ongoing Medium term	FCC, FDT	
	2.2 Improve community communication	Confirm local communication channels for different purposes, eg community signboard, social media, event flyer.	Medium term	FCC, FDT, ECA, local groups	Digital or technology barriers may exist
	2.3 Develop a Local Climate Resilience Plan.	Form a community group to develop a climate resilience plan.	Short term	FCC, Community members, Resilience Planning Group	
3. Identity & Character	3.1 Recognise the rural landscape and built heritage character that makes Finderne unique.	Work with all stakeholders and local groups to maintain and enhance Finderne's character through of new proposals and landscape improvements.			
	3.3 Enhance environment and settlement character.	Consider 'community hub' improvements around halls; street lighting, signage, development (if applicable), and discuss speed reduction areas	Medium term	Hall groups Moray Council FDT	
	3.4 Protection of scenic locations.	Identify and review protection of assets in the area.	Long term	Statutory consultees eg HES Local Groups	Protection may restrict access, however may increase ability to seek maintenance grants.
	3.5 Continue to explore the cultural identity of Finderne today.	Engage and celebrate the local arts and cultural sector; e.g. local placenames research, music and art.	Medium term	FCC, FDT, GSA, North East Open Studios, Findhorn Bay Arts Festival.	
4. Work, Tourism & Amenities	4.1 Look after existing community buildings and take measures to reduce running costs.	Promote Facilities Management Plans for each hall including an energy and use appraisal for each building. Support building improvements.	Short-medium term Long term	Rafford Village Hall, Edinkillie Hall, FDT	
	4.2 Improve outdoor space adjoining halls	Develop a proposal for improvements; Play Spaces for all ages, BBQ space, picnic tables, SUD's, planting.	Short-medium term	Rafford Village Hall, Edinkillie Hall, FDT (Edinkillie may require additional space - landowner discussions)	
	4.3 Explore alternative uses for disused churches	Undertake a needs and use appraisal. for e.g., arts, co-working.	Medium term	Churches, Local Groups, Prospective Businesses, FDT	May need to accommodate infrequent ecclesiastical use.
	4.4 Support existing business with the tools and resources to grow.	Identify support needs and signpost to local business support agencies. Support development proposals that help maintain the sustainability of key cultural businesses in Finderne eg, on site accommodation for staff.	Long term	Landowners, Prospective Businesses, FDT GSA, Marcassie Farm	
	4.5. Support local entrepreneurship.	Identify and promote business opportunities and partnerships.	Long term	FDT	
	4.6 Evaluate tourism management in the area	Identify areas and locations for further management such as long distance walking and cycling routes and destinations within the area.	Long term	Business's, Tourism agencies, North East Open Studios, ACE Adventures, Logie Steading, Landowners	
	4.7 Support the local food economy.	Promote local eating and sustainable food sources e.g. local growers, vension, farm shops	Medium term	Local business's, Marcassie farm,	

Theme	Objective	Actions	Timescales / Priorities	Key Stakeholders	Competing Factors % Dependencies
5. Housing	5.1 Provide further housing and tenure options in Edinkillie area.	Undertake housing needs assessment with a view to releasing land to build affordable homes in key areas, prioritising young people, those working in the area, families and key workers.	Short-medium term	Landowners FDT Community interest groups, Moray Council	Availability of existing housing stock, socio-economic constraints
	5.2 Maintain current limitations on further development within Rafford Area.	Keep current Settlement designation in Moray Development Plan, and keep "Pressured and Sensitive Area" designation	Short-medium term	Moray Council	
	5.3 Focus housing development of multiple properties within existing villages and housing clusters, and prioritise re-use of existing structures and brownfield sites.	Include this focus in MLDP 2027.	Short-medium term	Moray Council, FCC	
6. Safety, Transport and Active Travel	6.1 Promote active travel.	Identify key active travel routes and work with stakeholders to make them safer; eg. new shared-use path from Rafford to Forres and Logie to Edinkillie	Medium term	Farms, landowners, FCC/FDT Path Group, Marcellissie	New safe route required urgently by Rafford residents
	6.2 Support public transport initiatives	Support public transport initiatives locally, work with M Connect and FDT minibus to develop timetables.	Medium term	FDT, ECA, Moray Council	
	6.3 Support road safety initiatives for all road users.	Identify junctions that are dangerous and places where improved signage, grass-cutting and speed reductions could make the community safer.	Short term	FCC, Moray Council	
	6.4 Manage parking in key locations eg local halls.	Identify need and sites, assist improvement of facilities		FDT, FCC, Hall management, Moray Council	
7. Recreational Outdoor Access	7.1 Improve the local path network for connectivity across the region for a variety of users.	Work with stakeholders to develop Core Paths across Findorne and link with key routes such as the Dava Way and other amenity destinations. Undertake path improvements proposed by the FCC/FDT Path Group.	Medium term	FDT Path Group Dava Way Association Landowners Windfarm operators Ensure connections with neighbouring groups e.g. Forres Path Group	
	7.2 Develop local way-finding, and awareness of key routes.	Increase awareness of path network through route maps, core path signage / posts	Medium term	(same as above)	
	7.3 Identify and communicate seasonal land-uses and events locally.	Ensure that users / stakeholders communicate the use of key routes to other users for seasonal / event uses, e.g. races, shoots.	Long term	(same as above)	
8. Support Local Ecology	8.1 Enhance and regenerate existing natural assets.	Work with key groups to support their work and identify further sites for nature recovery e.g. riparian woodland, habitat repair, land water retention, peatland restoration. Consider use of memorandum of understandings(MOU's) between organisations to create partnerships links to ensure that nature recovery is prioritised for resources alongside other community benefit activities.	Medium term	Findhorn Nairn Lossie Rivers Trust (FNLRT) Landowners FCC, FDT	
	8.2 Ensure managed access to scenic sites of historic and ecological interest.	Consider measures to ensure access is not detrimental to habitat and biodiversity e.g. path erosion.	Medium term	Landowners Dava Way Association, FCC/FDT Path Group	
	8.3 Ensure recreational sports / animals are not to the detriment of local wildlife populations.	Consider management measures to ensure access is not detrimental to habitat and biodiversity. E.g nesting seasons	Long term	Landowners, FCC, Moray Council	
9. Local energy generation	9.1 Continue to maximise local benefit from local wind farms.	Ensure benefit is received by localities; for people, projects and nature with reference to 8.1.	Short term	FDT, FCC, Windfarm operators, Energising Moray	
	9.2 Minimise Impact from new Wind Farm developments	Monitor planning applications and make representation when appropriate	Medium / long term	FDT, ECA, Moray Council	
	9.3 Remain open-minded to other forms of renewable energy.	Monitor proposal and ensure the environment is protected, and visual impact minimised	Long term	FCC, FDT, Moray Council	

05 Appendices

The following section contains additional information in support of the strategic priorities provided by local groups.

- 05.1 FCC Community Survey Report 2024
- 05.2 Path Group Improvement Map

An aerial photograph of a dense forest, showing a thick canopy of trees. The bottom of the image reveals a rocky, uneven terrain. The entire image is overlaid with a semi-transparent green filter.

05

COLLECTIVE
ARCHITECTURE

Appendix 1 FCC Community Questionnaire data

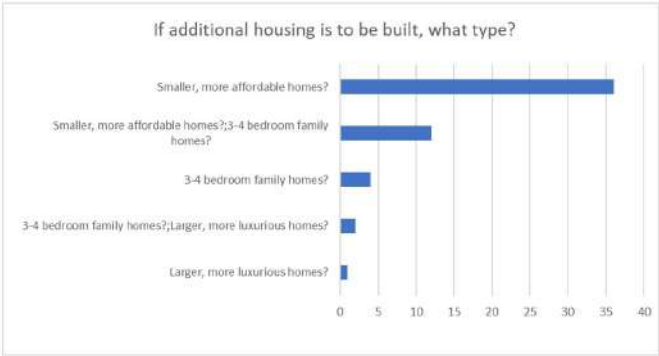
Refer to full report on FCC website for comments and more information.

Housing

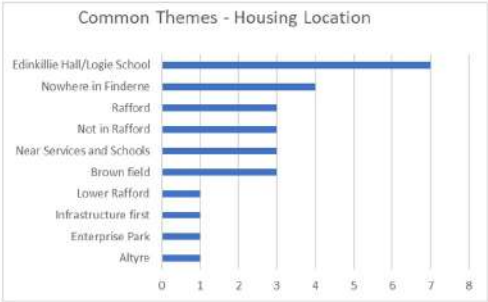
Q: Is additional housing needed in Finderne?
A: Roughly 50:50 No:Yes, but some key differences by area, as highlighted below.

Additional housing needed in Finderne			
Area / Locality	No	Yes	Grand Total
Altyre		1	1
Altyre		1	1
Califer&Burgie	3	2	5
Burgie		2	2
Califer	1		1
Laurenceton	2		2
Edinkillie	2	12	14
Dunphail	1	3	4
Half Davoch		4	4
Logie	1	4	5
Relugas		1	1
Rafford	25	20	45
Lower Rafford	1	4	5
Marcassie Templestones Blervie	3	2	5
New Forres	1		1
South&West of Rafford	6	5	11
Upper Rafford	14	8	22
Wester Redhill		1	1
#N/A	2		2
#N/A	2		2
Grand Total	32	35	67

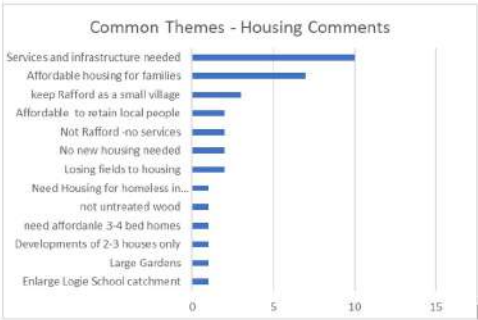
Q: Housing – IF it is to be built, what type and where?
A: Significant majority in favour of Smaller, more affordable home within existing villages or clusters.



- Housing Comments: Common Themes – Housing Location**
- Near to Logie School/Edinkillie Hall is most frequent
 - Near Services and School and Brownfield sites feature strongly.
 - In Rafford / not Rafford cancel each other out?
 - Nowhere in Finderne reflect those who want no housing



- Question: Any further comments on Housing?**
- The Need for Infrastructure & Services, (Doctors, Shops, Schools, safer roads, drainage) features most strongly
 - Affordable Housing seems to be the next most important theme



Hubs and Halls

Question: Do you make use of your local village hall?

Answer: 75% of responses say "Yes".

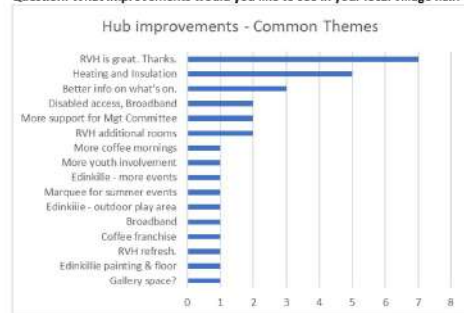
Question: How often?

Answer:

- Rafford Average 20 times per year
- Edinkillie Average 5 times per year.

This reflects the larger community in the Rafford Area generating more activities in the village hall.

Question: What improvements would you like to see in your local village hall?



Question: What underused or disused building could be brought into use, and for what purposes:

Answers: What Buildings

- Rafford and Edinlillie Churches were mentioned very frequently.
- Leancholl Hospital and Upstairs at Rafford Village Hall were mentioned.
- There were a couple of comments concerned about funding and community support for any further developments.

Answers: What Purpose

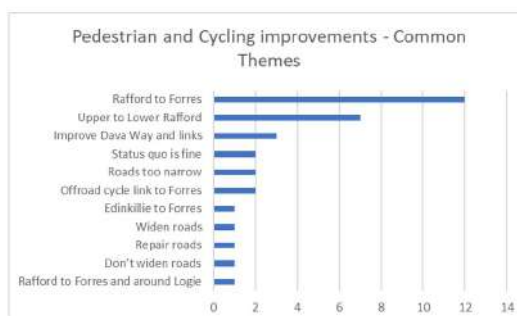
A large range of purposes including:

- Recreation space, Café,
- Arts and Crafts, Gallery or Performance Space
- Working spaces and additional meeting rooms

Active Travel

Active Travel Questions	Yes	No	Total
Do you want to see Rafford pavement extended?	44	17	61
Would you make use of routes linking to Dava Way?	42	18	60
Would you use a shared use path from Upper Rafford to Forres?	50	13	63

Question: Any Other Areas where pedestrian and cycling improvements could be made?

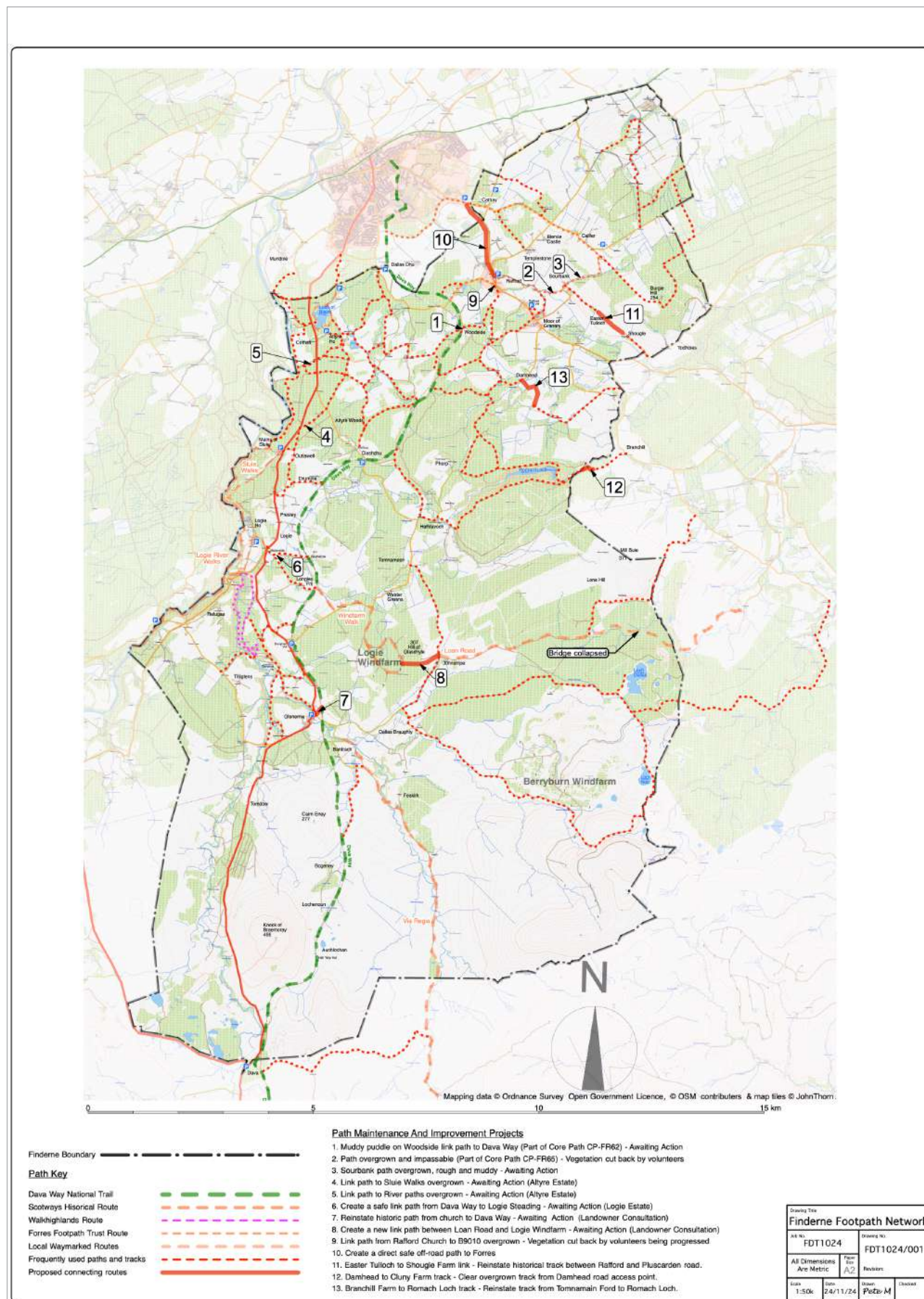


Survey Response Rate

Appendix 1 - Response Rate by Area and Locality

Area / Locality	Households	Responses	Response Rate
Altyre	33	1	3%
Altyre	33	1	3%
Califer&Burgie	78	5	6%
Burgie	40	2	5%
Califer	22	1	5%
Laurenceton	16	2	13%
Edinkillie	160	15	9%
Dava	2	0	0%
Dunphail	74	5	7%
Half Davoch	23	4	17%
Logie	38	5	13%
Relugas	23	1	4%
Rafford	238	51	21%
Lower Rafford	45	5	11%
Marcassie Templestones Blervie	37	6	16%
New Forres	9	1	11%
South&West of Rafford	45	11	24%
Upper Rafford	87	27	31%
Wester Redhill	15	1	7%
(blank)		2	
(blank)		2	
Grand Total	509	74	15%

Appendix 2 Dava Way / Paths Development



Working Doc - Ffinderne Footpath Network, provided by the Path Group.

