

2001 Population..... 1106*(Source: 2001 Census)***Households..... 456**

Objectives

- To ensure land is available to accommodate new housing; to support population stability/modest growth.
- To promote interest in the designated housing site at Morven Crescent.
- The identification of additional housing land.

Proposals

Water and Drainage

Scottish Water is currently investing in the water asset that serves this settlement. It is essential that Developers contact Scottish Water at an early stage. There is adequate waste water capacity to accommodate the level of development. Foul drainage must be connected to the public sewer.

Roads

All comments on road infrastructure requirements are intended to be of assistance to developers and advise them generally of improvements that are likely to be needed in order to service the site. These requirements are not exhaustive and do not pre-empt anything that might result from a Transport Assessment.

Housing

R1 Morven Crescent (2.82 ha)

This designation extends that made in the previous plan, in an attempt to provide an alternative, more attractive access route into the site. This should be taken from the straight section of the A942. A stacking lane will be required and the developer will be required to promote the relocation of the 30 mph limits.

A thick belt of gorse should be left along the frontage with the A942, to retain this natural edge to the settlement and be supplemented where appropriate. This may mean that only a few extra plots are created, and that the capacity is not significantly increased. The purpose of extending this designation is to promote its development and not to increase the potential number of houses on site, which should not exceed 35 units.

The site should be developed in two phases and will be the principal location for new housing over the plan period. The layout should allow residents of Morven Crescent to take rear access to their properties, and footpath links off site, to east, west and north should be provided.

R2 West of Primary School (2.0 ha)

This site is identified in order to provide an indication of where Findochty's longer-term development will take place. Its release will be constrained until site R1 is significantly completed (75% of houses built). Road access via Burnside Street will require to be improved, incorporating traffic calming measures where the road passes the school. In view of the constrained road access, no more than 20 houses should be built. Links should be created into the surrounding 'green spaces'.

Opportunity Site

OPP1

The site at North Beach has retained its Opportunity Site status, in an attempt to promote the redevelopment of this site, which has potential for several different uses.

Environment

The following sites are identified as open spaces which contribute to the environment and amenity of Findochty. The over-riding policy E4 applies to each of these sites.

ENV3 Amenity Greenspace

Grassed area at west end of harbour

ENV4 Playspace for Children and Teenagers

To south of Morven Crescent

ENV5 Sports Area

Bowling Green; Sports field at west end; school playing field

ENV6 Green Corridors/Natural/Semi Natural Greenspaces

Ridges; braes; and areas of naturalised scrubland and gorse

ENV8 Foreshore Areas

Area to west of caravan site and at East Beach area

There are a number of environmental designations immediately outwith the settlement boundary which will require to be observed.

AGLV Area of Great Landscape Value

CPZ Coastal Protection Zone

SINS Site of Interest to Natural Science (biological and geological reasons)

CAT Countryside Around Towns (the Buckie CAT terminates at the western edge of the settlement boundary).

CA Conservation Area

It is not proposed to alter the current boundary of the Conservation Area, which is classed as 'outstanding' and covers a large part of the town.

Tourism

HBR1 Harbour

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

T1 Caravan Site

The caravan site will be retained for holiday use, and proposals for residential caravans will not be permitted.

T2 Coastal Footpath

The route of the Moray Coast Trail runs through Findochty and will be safeguarded from development.

T3 Sustrans Cycle Route

The Sustrans National Cycle Route runs through Findochty, and will be safeguarded from development. The cycle track now utilises the old railway line, from Portessie, following its upgrading, in preference to using the public road from Rathven.



FINDOCHTY

1:8,000

