

Findhorn

Hierarchy Status/ Objectives/ Issues

Findhorn is a third tier settlement

- Need to balance the high quality environment of Findhorn with the pressure for further development
- To maintain the distinctive characteristics of the village, namely the original Seatown, holiday attractions of the beach area, dunes, caravan site, Local Nature Reserve, residences at the south end and the Ecovillage.
- To ensure that any new development does not compromise the specific features of the village, namely. Its open spaces (including public spaces between houses), woodlands, footpaths, Bay foreshore and its enclosure by gorse and sand dune areas.

Infrastructure

Water and Drainage

Developers are advised to contact Scottish Water as early as possible in order to confirm that there is sufficient drainage capacity and water supply available to accommodate proposals.

Scottish Water has advised that they will work with developers to ensure that new development can be accommodated.

Roads

Comments on road access arrangements are provided in site designation texts. These are intended to be of assistance to developers and advise generally of improvements that are likely to be needed to service the site, along with the need for any off-site improvements. These requirements are not exhaustive, and do not pre-empt anything that might result through the Transport Assessment process. It is essential that developers contact Transportation at an early stage, especially where there is a requirement for a Transport Assessment identified in the site text.

Developer Contributions

Contributions may be sought towards some public facilities (eg core paths; library; schools; sports/leisure facilities; transportation) and this will be confirmed at application stage. Developments over 4 houses will be required to make an affordable housing contribution

Layout and Design

High quality design and layouts in new development is an important aspect for “placemaking”, in order to achieve an attractive and interesting living environment. This is a priority objective of the Scottish Government (see Primary Policy 3).

Pre-application discussions and community consultation are only requirements for Major Applications (50 or more houses; or on sites exceeding 2 hectares). The Council would encourage early discussion pre-application on ALL proposals, and is willing to engage with developers to identify any aspects of site development that should be taken into consideration from the outset.

Some sites being proposed for development have had some “key design principles” identified for them, highlighting the key design elements that should be observed when layouts are being drafted.

Housing

R1 Heathneuk

0.9ha, capacity 5 houses

This site extends to 0.9 hectares and has a maximum capacity for 5 houses. The capacity of the site reflects the adjacent low density developments and the need to ensure that there is no significant increase in traffic turning onto the Findhorn Road. The development will need to be sited and designed to ensure that it does not visually intrude on the open dunes landscape to the north.

Access should be from Dunes road which will require upgrading to roads adoption standards, including the provision of a turning facility. The upgrading of the road should include measures to encourage vehicle speeds of 20mph or less.

Consultation with the MoD in regard to noise contours will be required.

R2 Duneland

This area extends to 2.85 hectares and has planning consent for residential use.

Residential caravans

RC

Within this area the Council will continue to apply policy allowing for the replacement of temporary caravans and mobile homes with more permanent buildings of mixed use at lower or one to one densities. The Council supports the innovative construction and design techniques used within the Ecovillage, providing they do not conflict with the overall objectives for the village.

A walkover and photographic survey of habitats is required to assess the presence of wetlands and to identify any consequent requirement to address/mitigate the impact on groundwater dependant terrestrial ecosystems.

Opportunity sites (Policy ED5 applies)

OPP1 Boatyard

This area is an important recreational facility for the wider area and acts as a visitor attraction, supplemented by the chandlery and restaurant. The Council support the redevelopment and expansion of these business activities where the following criteria are met;

- New development is of a scale and design which reflects its sensitive location
- Any housing element is secondary and in support of business activities
- That a promenade style frontage is created on the western side of the site, providing a walkway, seating and lighting.

Proposals should be supported by a Flood Risk Assessment (FRA).



Tourism

T1 The Findhorn Sands and Findhorn Bay Holiday Caravan Parks

Expansion of the chalet and caravan site developments outwith the boundaries shown on the Proposals Map will not be approved because of environmental impact.

Environment

The following sites are identified as open spaces, which contribute to the environmental amenity of Findhorn. The overriding policy E5 applies to each of these sites.

ENV3 Amenity Greenspace

Open Spaces and Drying Greens

ENV4 Playspace for Children and Teenagers

Play area

ENV5 Sports Areas

Recreation ground, bowling green and tennis courts

ENV6 Green Corridors/Natural/Semi Natural Greenspaces

Trees at village entrance

ENV8 Foreshore Areas

Findhorn Dunes

ENV9 Other Functional Greenspaces

Established parking areas with potential for use for overnight camper van parking subject to the principle use as car parks being retained and the environmental value of the surrounding dunes not being compromised.

Public Footpaths

The Council will endeavour to protect the network of footpaths, which presently exist within the village. Development proposals will not normally be approved within the village, which interfere with established pedestrian links.



CA Conservation Area

The Conservation Area is identified on the proposals map (policy BE3 applies). The boundaries are unchanged.

Ecological Studies

Any development proposals on the areas identified with an asterisk will require to be supported by a detailed ecological study.

Wider Environmental Designations

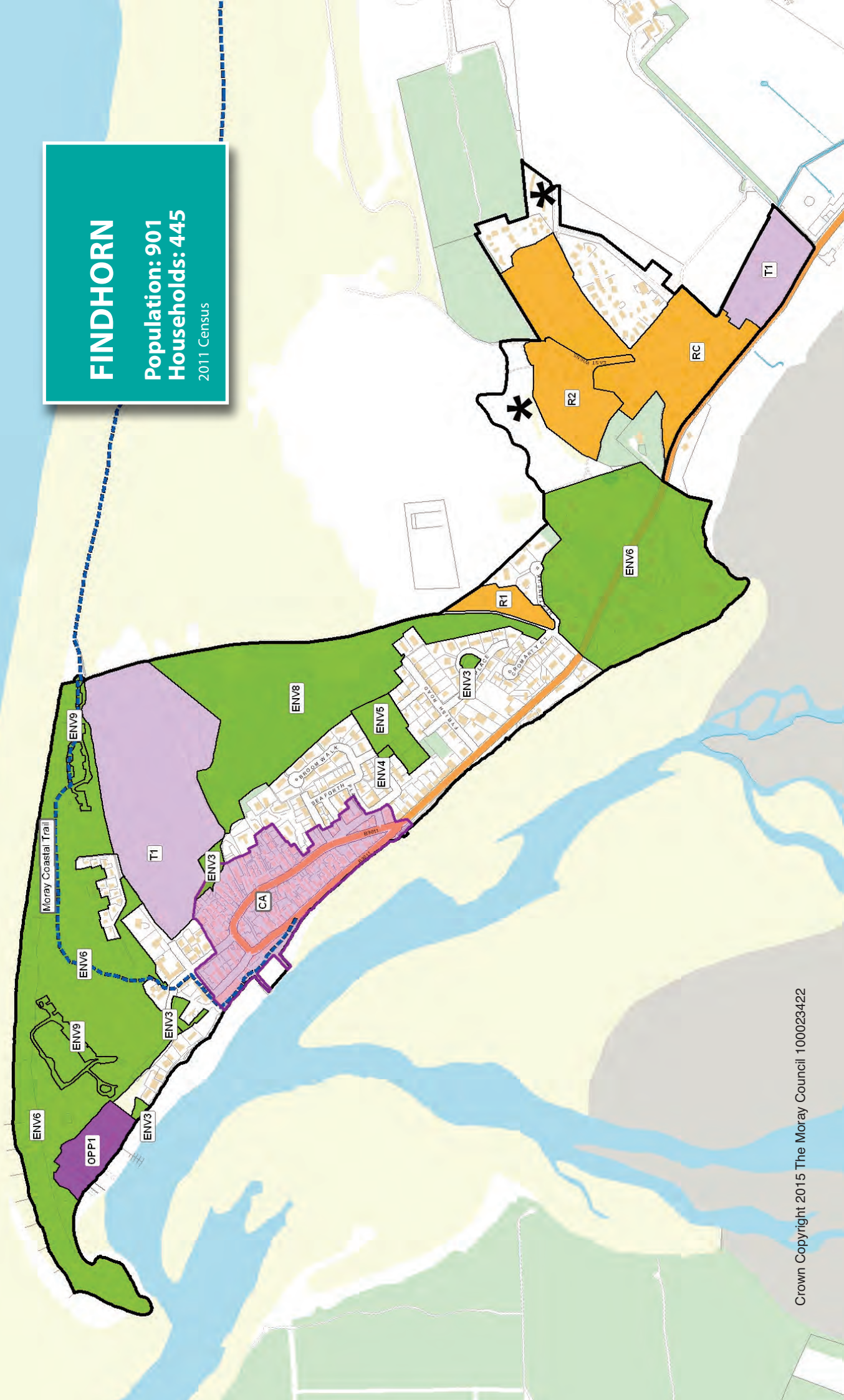
There are a number of environmental designations immediately outside the settlement boundary which will require to be observed.

AGLV Area of Great Landscape Value

CPZ Coastal Protection Zone

SSSI Site of Special Scientific Interest

Findhorn Bay Local Nature Reserve



FINDHORN
Population: 901
Households: 445
2011 Census