

2001 Population.....885*(Source: 2001 Census)***Households.....434**

Objectives

- 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 Park 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.

Proposals

Water and Drainage

Scottish Water is currently investing in the water and waste water assets that serve this settlement. It is essential that developers contact Scottish Water at an early stage. Foul drainage must be to the public sewer, unless alternative arrangements meet the satisfaction of SEPA.

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

Parts of Findhorn lie within aircraft noise contours published by the Ministry of Defence. Developments within such areas will be subject to consultation with MoD, and consideration against policy EP8 regarding noise pollution.

R1 Heathneuk

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 it does not visually intrude on the open dunes landscape to the north.

R2 Duneland

This area to the north of the disused runway extends to 2.85 hectares. The site should be developed primarily for residential use, with a maximum capacity of 40 houses.

In association with the residential development, the site can also accommodate visitor and small business activities in the context of the existing mix of uses, which are characteristic of the Park area. A green corridor should be retained linking neighbouring properties, woodland and adjacent dunes.

A detailed long term masterplan for the future development of the Ecovillage, with supporting ecological studies, should be prepared by the developer for this site. The masterplan should include the white land to the north of R2, which is embargoed from development within the Plan period. The masterplan will inform future Local Plan Reviews.

RC Residential Caravans

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

Opportunity Sites (Policy ED6 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;

-
- (i) new development is of a scale and design which reflects its sensitive location
- (ii) any housing element is secondary and in support of business activities
- (iii) that a promenade style frontage is created on the western side of the site, providing a walkway, seating and lighting.

The site has been extended to the south incorporating an open area of land within the same ownership which can be incorporated into the redevelopment proposals.

Tourism

T1 The Findhorn Sands and Findhorn Bay Holiday Caravan Parks

Expansion of chalet and caravan site development 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 over-riding policy E4 applies to each of these sites.

ENV3 Amenity Greenspace

Open Spaces and Drying Greens

ENV4 Playspace for Children and Teenagers

Play area

ENV5 Sports Area

Recreation Ground, Bowling Green and Tennis courts

ENV6 Green Corridors/Natural/Semi Natural Greenspaces

Trees at village entrance

ENV8 Foreshore Areas

Findhorn Dunes

ENV10 Regeneration Proposals

Village Trees- In partnership with the local community, the Council will promote a detailed tree survey of the village to determine the merits of serving a Tree Preservation Order on those of high amenity value.

There are a number of environmental designations (AGLV, CPZ, SINS, SSSI, Findhorn Bay Local Nature Reserve) immediately outside of the settlement boundary which will require to be observed.

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. The Council will review the Findhorn Conservation area guidelines and use them in assessing development proposals within and immediately outwith the Conservation area.

***Ecological Studies**

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



FINDHORN

1:9,500

