

Findochty

Hierarchy Status/Objectives/Issues

Findochty is a third tier settlement.

- Low development rates experienced.
- To ensure land is available to accommodate new housing; to support population stability/modest growth.
- How to promote interest in the designated housing site at Morven Crescent.

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: Morven Crescent:

2.82 ha 35 houses

The site is capable of accommodating 35 houses and will be the principal location for new housing over the plan period. The site should be developed in two phases and the layout should allow residents of Morven Crescent to take rear access to their properties.

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.

Access 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. Footpath links off site, to the east, west and north should be provided.

To support any proposals a walkover and photographic survey of habitats will be required to assess the presence of wetlands and to identify any consequent requirement to address/mitigate the impact on groundwater dependent terrestrial ecosystems.

R2: West of Primary School
2.0 ha 20 houses

This site is identified in order to provide an alternative to the site at Morven Crescent (R1) 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. This site may be at risk of fluvial and pluvial flooding. A Flood Risk Assessment and Drainage Impact Assessment are required. There are some open ditches which flow through the site which may need to be incorporated into the development.

To support any proposals a walkover and photographic survey of habitats will be required to assess the presence of wetlands and to identify any consequent requirement to address/mitigate the impact on groundwater dependent terrestrial ecosystems.

Opportunity Site
OPP1

The site at North Beach has retained is Opportunity Site status in an attempt to promote redevelopment of the site. The eastern part of the site has potential for leisure, recreation or tourism uses while the redundant building on the western part of the site is also suitable for residential use, as a possible alternative to leisure, recreation or tourism uses.

Environment

The following sites are identified as open spaces which contribute to the environmental amenity of Findochty. The over-riding policy E5-Open Spaces 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 Areas

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

Wider Environmental Designations

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

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

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

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

T2

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

T3

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
 Population: 1209
 Households: 525
 2011 Census

