



Population  
**1,724**



Households  
**701**



Settlement Hierarchy  
Smaller Towns &  
Villages

### Development Strategy / Placemaking Objectives

- To safeguard the distinctive character of the village.
- To deliver new development that reflects the historic grid street layout and architectural features of traditional houses.
- To prevent coalescence of Hopeman and Cummington.
- To protect the special qualities of the foreshore and surrounding landscape.
- Development proposals in the Special Landscape Area must reflect the traditional settlement character in terms of siting and design and reflect the special qualities of the designation.

Developers are referred to page 1 for additional notes on Placemaking, Infrastructure, Transportation, Developer Obligations, Key Design Principles and Landscaping definitions.

HOUSING

**R1 Manse Road 4.6ha 75 units**

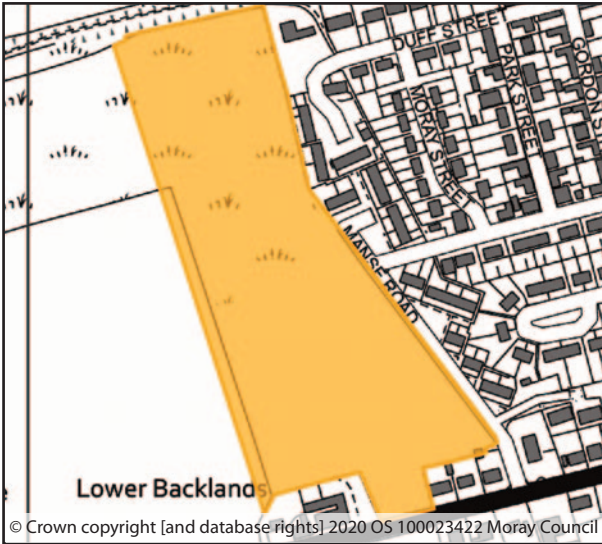
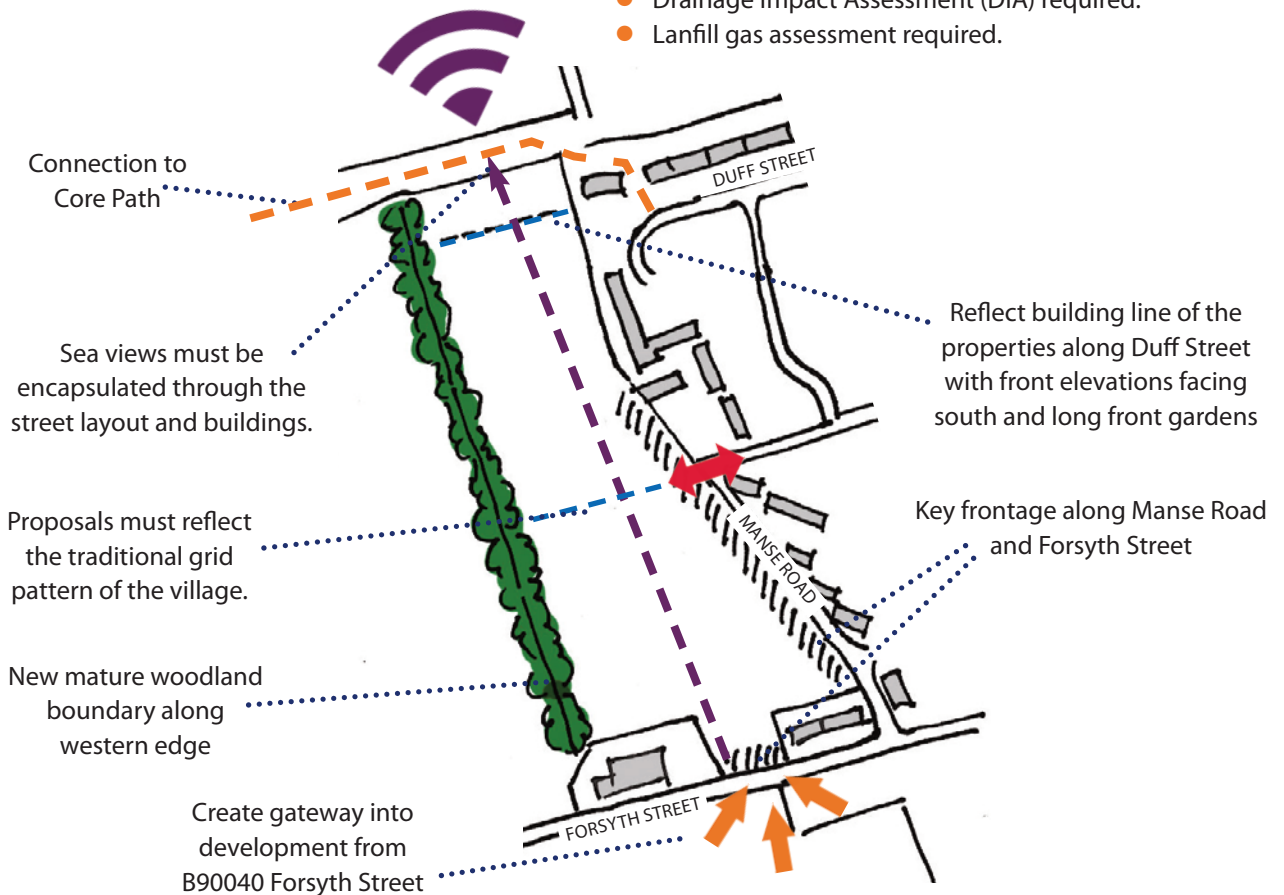


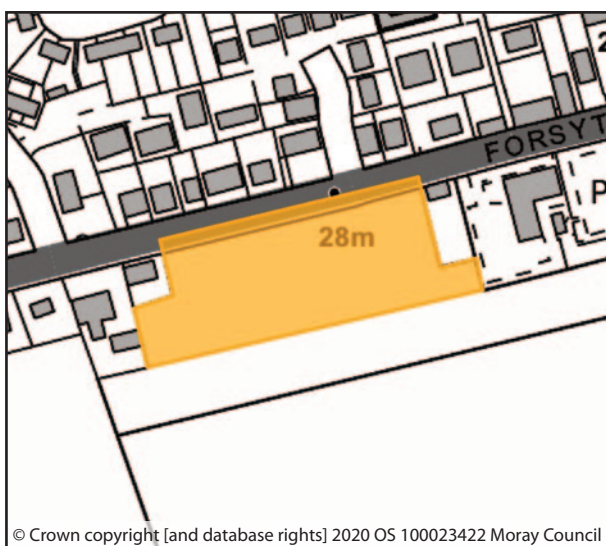
Figure 1 Key Design Principles R1 Manse Road

- Proposals must comply with Key Design Principles set out in Development Brief and Figure 1.1.
- Central amenity open space and play area must be provided.
- Houses fronting onto the B9040 must replicate the traditional architectural detail and materials of Hopeman.
- Transport Assessment required.
- Vehicular connection between the B9040 and Manse Road must be provided.
- West-east connection into Cooper Street required.
- Two vehicle connections into land to the west of site mirroring traditional grid pattern at Cooper Street and Duff Street must be provided.
- Pedestrian footpath running from the B9040 to the Moray Coastal Path required.
- Phase 1 Habitat Survey required.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Lanfill gas assessment required.





**R2 Forsyth Street 0.8ha 22 units**

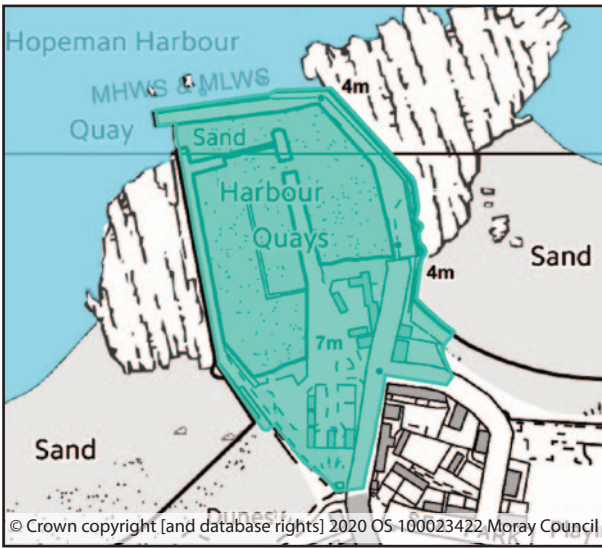


- Buildings must front onto Forsyth Street to reflect the existing street pattern and strong building frontage. Gables fronting the street are not acceptable.
- Buildings fronting onto Forsyth Street must have slate roofs, stone boundary walls and have front gardens.
- A functional area of open space must be provided at the front of the development, providing an attractive seating area which will be enclosed by a stone boundary wall.
- A new mature woodland boundary must be provided along the southern edge.
- Two vehicular connections onto Forsyth Street required.
- A 2m footway running along north edge of the development site must be provided.
- 2m footway must be provided on primary routes.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.



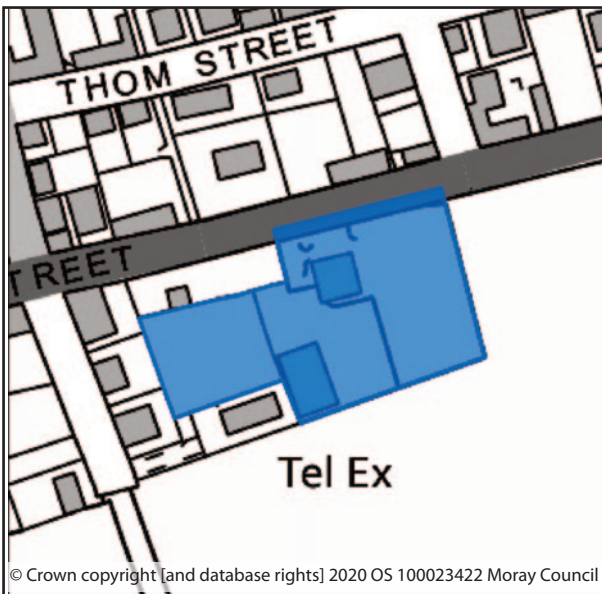
EMPLOYMENT

**HBR1 Harbour Mixed harbour (Tourism and Recreational Uses)**



- Further tourism and recreational uses will be supported.
- The setting of the harbour and the cluster of buildings at the harbour promontory must not be adversely affected by new development.
- Development to be connected to mains water and sewerage, or otherwise to demonstrate that there will be no adverse effect on the integrity of the Moray Firth Special Area of Conservation (SAC) or the proposed Moray Firth Special Protection Area (pSPA) or cause changes in water quality affecting the habitats and prey species that SAC and pSPA qualifying interests rely on.
- Development enabling significant levels of water-based activities to demonstrate that there will be no adverse effect on the integrity of the Moray Firth SAC or the Moray Firth pSPA caused by disturbance.

**I1 Forsyth Street Existing Business Area**

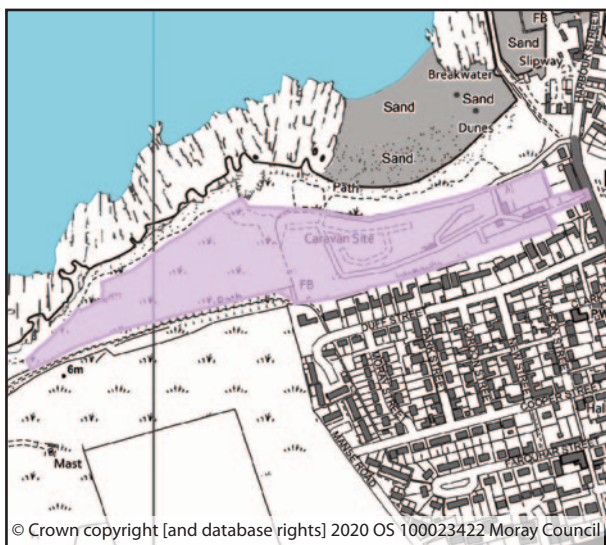


- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Noise Impact Assessment (NIA) may be required depending on use.
- Existing roadside verge along site frontage must be retained for future footway/cycleway provision.



**TOURISM**

**T1 Hopeman Caravan Park**



**Suitable Uses**

- This must remain as a holiday caravan site as part of Hopeman’s tourism infrastructure. Development for alternative uses will not be permitted.
- Ancillary facilities appropriate to tourist development, such as a shop, café, laundry and shower facilities will be supported within this area.

**Site specific requirements**

- In order to protect the foreshore to the north, further expansion beyond the boundary of the caravan park will not be permitted.
- Development on land below 5m AOD must be avoided due to the risk of coastal flooding.
- Flood Risk Assessment (FRA) required.
- Drainage Impact Assessment (DIA) required.
- Development to be connected to mains water and sewerage, or otherwise to demonstrate that there will be no adverse effect on the integrity of the Moray Firth Special Area of Conservation (SAC) or the proposed Moray Firth Special Protection Area (pSPA) or cause changes in water quality affecting the habitats and prey species that SAC and pSPA qualifying interests rely on.

**T2 Moray Coastal Trail**

The Moray Coastal Trail passes through Hopeman and will be safeguarded from inappropriate development.

**ENVIRONMENT/GREEN INFRASTRUCTURE**

Open space that contributes to the environmental amenity of Hopeman will be safeguarded from development that is not related to their current use as set out in the table below:

REF	Type of Open Space	Location
ENV3	Playspace for Children and Teenagers	Beach Play Area; Farquhar Street and Golf View
ENV4	Sports Areas	Cameron Park; Hopeman Bowling Club and Hopeman Golf Course
ENV5	Green Corridors	Dismantled Railway Line
ENV6	Natural/Semi-Natural Greenspace	East Foreshore and West Foreshore



## WIDER ENVIRONMENTAL DESIGNATIONS

REF	Type of Environment Designation	Specification
SAC	Special Area of Conservation	Moray Firth
SLA	Special Landscape Area	Burghead to Lossiemouth Coast
pSPA	Proposed Special Protection Area	Moray Firth

## INFRASTRUCTURE

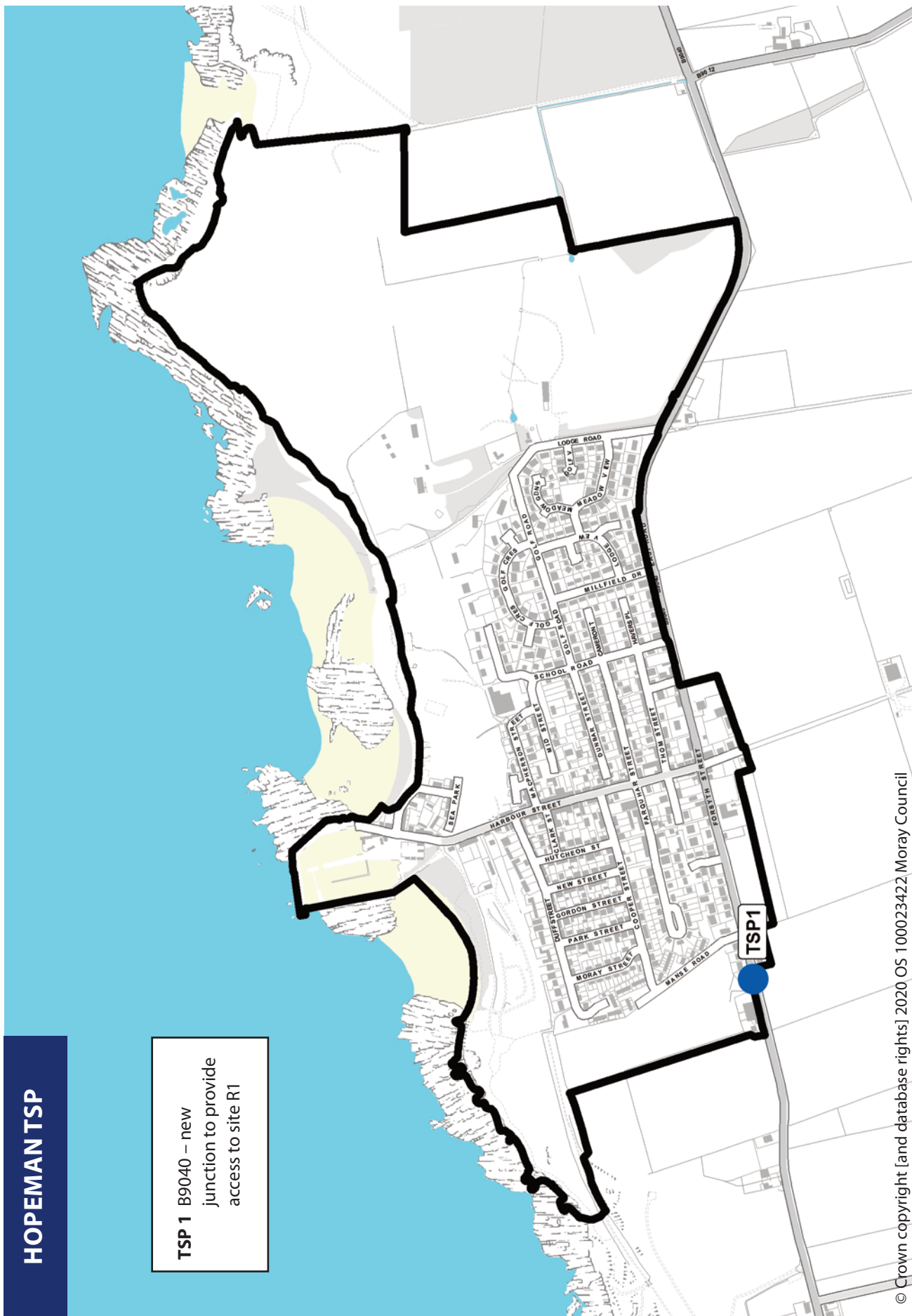
Sites identified will be required to contribute to and/or provide the infrastructure identified below and shown on the Transport Proposal (TSP) Map to mitigate the impact of the development on existing infrastructure. Other development will be expected to contribute (e.g. windfall, rural development and acceptable departures from the LDP). The infrastructure requirements set out below are not exhaustive and do not pre-empt anything that may arise including alternative means to increase capacity at planning application stage when a detailed assessment will be undertaken. Further information on infrastructure requirements and developer obligations is set out in the Developer Obligations Supplementary Guidance

Type of Infrastructure	Mitigation Measure	Sites
Healthcare	Extension to Moray Coast Medical Practice	R1, R2



HOPEMAN TSP

TSP 1 B9040 – new junction to provide access to site R1



© Crown copyright [and database rights] 2020 OS 100023422 Moray Council





© Crown copyright [and database rights] 2020 OS 100023422 Moray Council

