



# LOSSIEMOUTH LOCAL PLACE PLAN

2025 – 2035



PREPARED BY THE LOSSIEMOUTH COMMUNITY DEVELOPMENT TRUST  
IN PARTNERSHIP WITH THE COMMUNITY OF LOSSIEMOUTH, THE LOSSIEMOUTH  
COMMUNITY COUNCIL AND THE LOSSIEMOUTH BUSINESS ASSOCIATION.

## About the Local Place Plan for Lossiemouth

This Local Place Plan sets out to reflect the aspirations and priorities of the people of Lossiemouth, with the aim of informing Moray Council's review of the 2020 Local Development Plan (LDP).

Extensive community engagement throughout 2024 provided valuable insights into what residents cherish most about our town, as well as ideas for how Lossiemouth can become an even better place to live, work, and visit.

This feedback has helped shape a shared vision for the future of Lossiemouth, leading to the identification of six strategic priorities:

1. Tackling coastal erosion
2. Improving facilities for young people
3. Supporting a just transition to a more sustainable future
4. Enhancing public spaces
5. Strengthening local business, tourism, and the economy
6. Managing parking and motorhome use

The accompanying action plan outlines a range of initiatives—both ongoing and long-term—designed to address these priorities and support our collective vision for a thriving, resilient Lossiemouth.

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V1.2	28/4/25	Draft	Alison Read
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## 1. Introduction

**This Local Place Plan aims to help communicate the aspirations and priorities of people living in Lossiemouth to assist Moray Council in revising the 2020 Local Development Plan (LDP).**

Local communities, led by a constituted body, can submit a Local Place Plan (LPP), which must be taken into account by the local planning authority in its LDP preparation in line with Scottish Government legislation, including National Planning Framework 4 (NPF4)

The LPP considers how Lossiemouth should develop over the next ten years given the feedback of residents, visitors, businesses and workers. It has been prepared following conversations and consultations with the community throughout 2024.

**The plan outlines our priorities, principles and values, creating a vision for Lossiemouth for the future.**

It contains a high-level overview of the strategic actions that we intend to take, as a community, in collaboration with Moray Council. Some of these actions will be simple, some will require significant investment and considerable technical analysis to progress through formal, financial, legal and planning processes to realisation.

In all cases, we will continue to consult with the community to ensure that we are truly representing the best possible outcomes for the people and businesses of Lossiemouth.

**This plan has been prepared by the Lossiemouth Community Development Trust with support from the community of Lossiemouth, Lossiemouth Community Council and Lossiemouth Business Association.**

### 1.1. Supporting statements

The LPP has had regard to the following plans:

- National Planning Framework 4 (NPF4)<sup>i</sup>
- Moray Local Development Plan 2020 (LDP2020)<sup>ii</sup>
- Moray Local Development Plan 2020 : Vol 2: Settlement Statements - Lossiemouth<sup>iii</sup>
- Moray Local Outcome Improvement Plan (LOIP)<sup>iv</sup>

See References section for links.

For information on the community engagement process used to develop the LPP please refer to Section 3 and the appendix. This also includes a summary of the representations received and the collective response to these to demonstrate how the views/conclusions have been reached in the final LPP.

The Lossiemouth Community Development Trust is satisfied that the LPP provides an accurate and evidence-based view of the local community's views.

### 1.2. Statement on adherence to NPF4 and the LDP 2020

The LPP sets out proposed amendments to the LDP and the reasons in Section 5.3 (Sunbank Quarry, The Playing Fields), Section 6 (Housing, Caravan Park Extension, Sunbank East) and in Section 6.1 (RAF Lossiemouth and Community Wealth Building) for consideration by Moray Council in the preparation of its next LDP.

A copy of the Information Notices sent to the above Ward Councillors and Community Councils is included in Appendix (*insert Appendix number*). Those emails constitute the Information Notices required to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021.

## 2. Lossiemouth Context

### Location

Lossiemouth is on the Moray Coast, in the North East of Scotland.

The town is in the county of Moray, five miles north of Elgin on the headland at the mouth of the river Lossie.

Lossiemouth is situated approximately 40 miles east of Inverness and 70 miles northwest of Aberdeen.

The nearest airport is Inverness and the nearest train station is Elgin.



### History & Development

Lossiemouth's origins date back over 1,000 years, with modern development centered around the harbours that shaped the town's maritime economy since the late 17th century. Fishing was a major industry until the 1980s or so. Some small creel boats still operate but the harbour is now a modern marina for pleasure craft.

The arrival of the railway in 1852 connected Lossiemouth's three districts—Branderburgh, Seatown, and Stotfield—bringing an influx of tourists. Ramsay MacDonald, the UK's first Labour Prime Minister (1924, 1929–1935), was born in Lossiemouth in 1866. In 1908, the first bridge linking Seatown and East Beach was built. In 2022 a modern bridge was constructed from the Esplanade. The East and West Beaches continue to attract visitors, with the iconic Covesea Lighthouse serving as a landmark.

Established in 1939, RAF Lossiemouth remains the largest (and only operational) Royal Air Force Station in Scotland. It plays a crucial role in national defence and is a major employer in the region.

### Population & Housing

According to the 2022 census<sup>1</sup>, Lossiemouth's population is 6,642. Of that figure, 5,454 are over 16.

The town has a younger demographic compared to the rest of Moray due to the presence of the RAF station, although it is unclear to what extent the population figure includes serving personnel housed on base.

There are 3,111 households, with around 2/3 being owner-occupied, 20% social rented from Moray Council or a housing association, and 15% privately rented.

12% of adults are armed forces veterans, compared with under 4% nationally.

### Employment & economy

Of the 6,642 population, approximately 60% are in work.<sup>v</sup>

Half of the population are employed, 12.5% self-employed, 2% in full-time education.

25% of the adult population are retired.

Lossiemouth's economy is heavily influenced by the presence of RAF Lossiemouth. In 2022, there were around 3,500 personnel employed on base, and this number is expected to increase.<sup>vi</sup> While fishing was historically the main industry, its contribution has diminished. The public sector is one of the largest employers (Moray Council and NHS). Tourism contributes heavily to the local economy.

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<sup>1</sup> There are data inconsistencies between Moray Council's calculated population figures for 2011 and latest available raw census data from 2022. The data quoted here has been drawn from [www.scotlandscensus.gov.uk](http://www.scotlandscensus.gov.uk)



There are 500 Lossiemouth addresses registered for business rates.<sup>2</sup>

The Lossiemouth Business Association estimates there are at least 450 businesses of all sizes in the town. A recent survey identified at least 90 accommodation providers in the town. At the time of writing, there are no empty retail units in the town.

### **Transport & Accessibility**

Lossiemouth lies six miles north of Elgin on the Moray Coast. The A941 is the main road to Elgin, while the B9040 heads west, connecting to coastal communities including Hopeman and Burghead. The B9103 joins the A96 to the east, near Lhanbryde.

The town is connected to Elgin by a regular Stagecoach bus service and Moray Council's on-demand m.connect bus. A scheduled coastal bus service (connecting Burghead, Hopeman, Duffus and Lossiemouth) operated by Moray Council's m.connect service began in May 2025.

The Moray Coastal Trail, a long-distance footpath, part of the circular Moray Way, passes through the town. There is an active travel route between RAF Lossiemouth and Elgin. In Elgin it connects to the National Cycle Network, Route 1.

There are four disabled parking spaces in the West Beach Car Park, and two on Clifton Road.

### **Education**

Lossiemouth has two primary schools, Hythehill and St. Gerardine's, and several nurseries, including an RAF nursery and a SEN nursery. Lossiemouth High School, which also serves surrounding communities, underwent a £43 million redevelopment in 2021, and now includes the public library, community sports centre and swimming pool.

### **Healthcare**

Healthcare services are provided by the Moray Coast Medical Practice, which was developed in partnership with the RAF. The facility also serves the communities of Burghead, Duffus and Hopeman. The practice includes doctors, nurse practitioners, nurses, healthcare assistants, health visitors and offers a range of clinics including ante-natal, minor illness and minor surgery. The town also has two pharmacies, a dental practice and a dispensing optician.

### **Recreational & Social Facilities**

Lossiemouth offers a range of sporting opportunities including a community sports centre with gym and sports halls, a swimming pool and an all-weather football pitch.

There are further football pitches on the playing fields and the town is home to Scottish Highland Football League club, Lossiemouth FC.

Marine Park is a community-owned facility offering two tennis courts and other recreational space. Nearby there is Lossiemouth Bowling Club. The town is well-known for golf, with a 9-hole course at Covesea and Moray Golf Club home to two full championship courses.

There are a growing number of groups and activities based around the water, including coastal rowing, sailing, paddleboarding, surfing and open water swimming. Lossiemouth is home to Scotland's only all abilities surf school.

The library, run by Moray Council, is located within Lossiemouth High School. Lossiemouth Town Hall is a community-run events venue and the town also benefits from a fisheries museum, an aviation heritage centre and the iconic lighthouse, all of which can be visited and explored.

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<sup>2</sup> Scottish Assessors Association

In 2023, the Lossiemouth 2-3 Group set up a community hub which provides various programmes for community members including a community kitchen, a nursery and a space to hire for events

The council maintain the outdoor recreational spaces at Station Park and the playing fields. There are three main council playparks, plus some smaller ones in the housing schemes. As well as the coastline and the river, Sunbank quarry and the Lossiemouth Woods offer walking and cycling in nature.

Youth organisations in the town include scouts, guides, boys brigade and sports clubs. There are six active places of worship covering the main faith communities of Scotland.

## **Tourism & Environment**

Lossiemouth's stunning coastline and natural assets make it a popular tourist destination. The town is part of the Moray Coastal Trail and offers attractions like Covesea Lighthouse, forest walks, dolphin watching, birdwatching, and boat trips. The RAF station attracts aviation enthusiasts.

In 2021, the Lossiemouth Business Association established a brand and online tourist presence, Visit Lossiemouth. In 2024 a seasonal volunteer-led visitor information centre opened at the LCDT office.

In 2021, a new bridge was built from to reestablish access to the East Beach following closure of the old wooden bridge from Seatown in 2019. The part of Clifton Road known as The Esplanade is the entrance to the bridge. It has landscaped areas and seating with views of the East Beach. The ice cream shops and restaurants make it a very popular area with visitors. Visitors also enjoy the facilities and walks around the marina and harbourside area. On the other side of town, tourism is centred around the West Beach, including Moray Golf Club and Covesea Lighthouse

Tourism is further supported by two caravan parks, hotels and other accommodation, restaurants, cafés, pubs and a marina. Events such as the Moray Open Golf Championships and Seafest (celebrating the town's fishing heritage) attract visitors annually. Lossiemouth is also home to 26 listed buildings, adding to its historic appeal.

## **Community Representation and Engagement**

Lossiemouth is part of the Heldon and Laich Ward within the authority of Moray Council and is served by four elected members.

**Lossiemouth Community Development Trust** was established in 2014. Funded by HIE and staffed by two part-time Development officers, the Trust is a registered charity and operates from a leased office on Pitgaveny St.

**Lossiemouth Community Council** is a statutory body run by an active group of volunteers reporting to the local authority on a wide range of community issues and organising a number of initiatives to support the town.

**Lossiemouth Business Association** is a membership organisation for businesses with an interest in the town. The LBA supports its members and is the representative voice for the economy of the town.

**Registered charities** According to OSCR, there are 21 registered charities in the town. Notable community-focussed charities include Lossiemouth Heritage Association, Lossiemouth 2-3 group and Community Hub, and Lossiemouth Men's Shed. Other major community fundraising groups include Seafest and the Millenium Association, both unincorporated associations.



3. Map of Lossiemouth Local Place Plan Boundary



1 Map of Lossiemouth Local Place Plan boundary

## 4. Engagement Approach

In 2024, the following community consultations were conducted by volunteers and groups within the town:

	Children & young people	Families	Working people & businesses	Elderly
Online survey based on the place standard tool created by the LCDT hosted by Moray Council (included some paper copies)		✓	✓	✓
Marine mammal day, in person consultation, LCDT	✓	✓		
High school visit, LCC	✓			
In person LPP consultation at Town Hall, LBA		✓	✓	✓
Local business workshop, LBA			✓	
Co-op stand, LCDT		✓		✓
Informal consultation with community groups throughout the year, LCC	✓	✓		✓



## 5. Analysis of engagement response

### 5.1. Online Survey

The largest dataset (275 responses) was returned from the online survey. Questions were based on the NP4 framework and Place Standard Tool. A full list of survey questions is shown in Appendix A.

#### *Numerical analysis of responses from the LPP survey*

Participants were asked the degree to which they agreed or disagreed with 14 key statements based on the Place Standard tool<sup>3vii</sup> and the Place Standard tool with a Climate Lens<sup>4viii</sup>.

The results of the numerical responses were analysed using a five-point likert scale with 'strongly disagree' rated as 5, 'strongly agree' as 1.

The results were collated and are presented on the next page in order of areas of concern, where a higher number indicates a greater concern, and a lower number reflects areas that people are happiest with.

#### *Observations*

We see from the charts below, a generally positive response, with residents tending to agree with most of the statements.

The lowest scores, around identity, safety, natural spaces and social interaction reflect the feeling of pride in our town and strong community spirit.

Areas which elicited the strongest disagreement include public transport, traffic and parking, and climate change.

To understand these, and the mid-section, relating to questions about around play and recreation, facilities and services, housing and roads, we need to cross-reference with the qualitative responses in section 5.3.

The survey was a high-level engagement exercise, simple questions on very broad topics. It would be beneficial to re-engage with more targeted questions to enable further analysis and a deeper understanding.

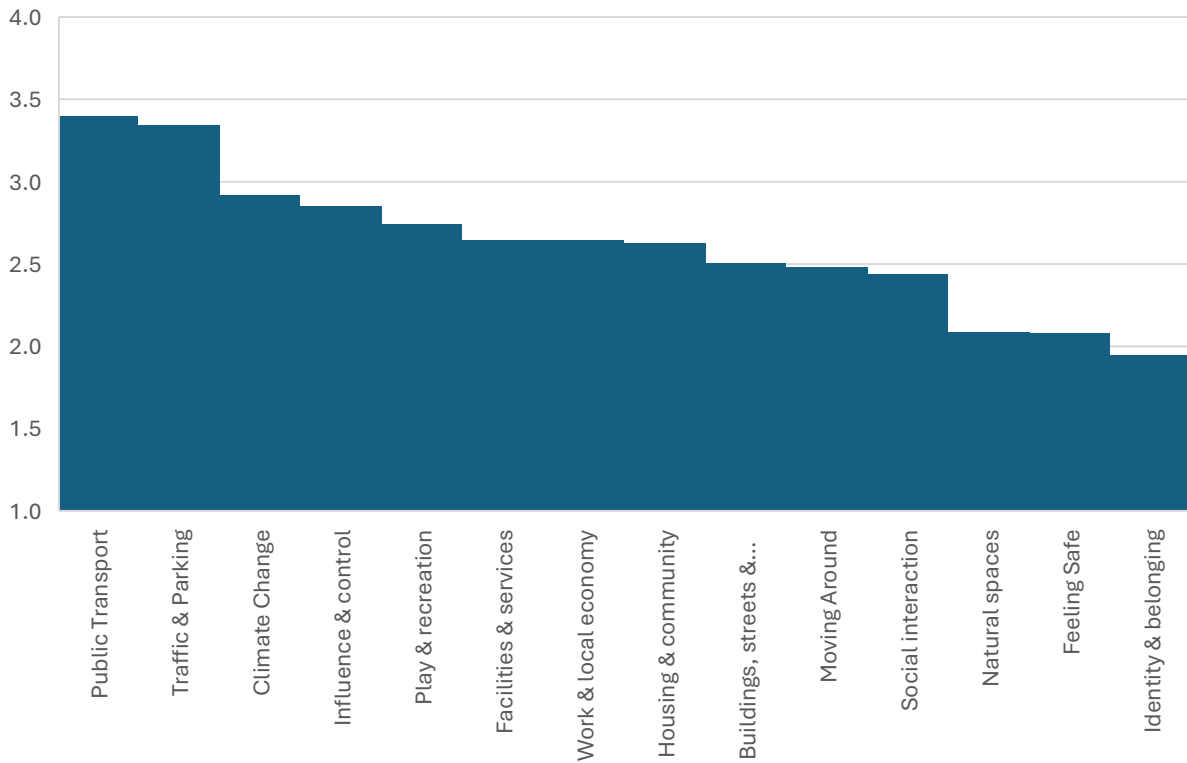
The results of this survey have been analysed in conjunction with the results from all other engagement activities during 2024. The combined responses inspired our vision for Lossiemouth and helped to develop an action plan to respond to the points raised and drive forward our strategy as a community.

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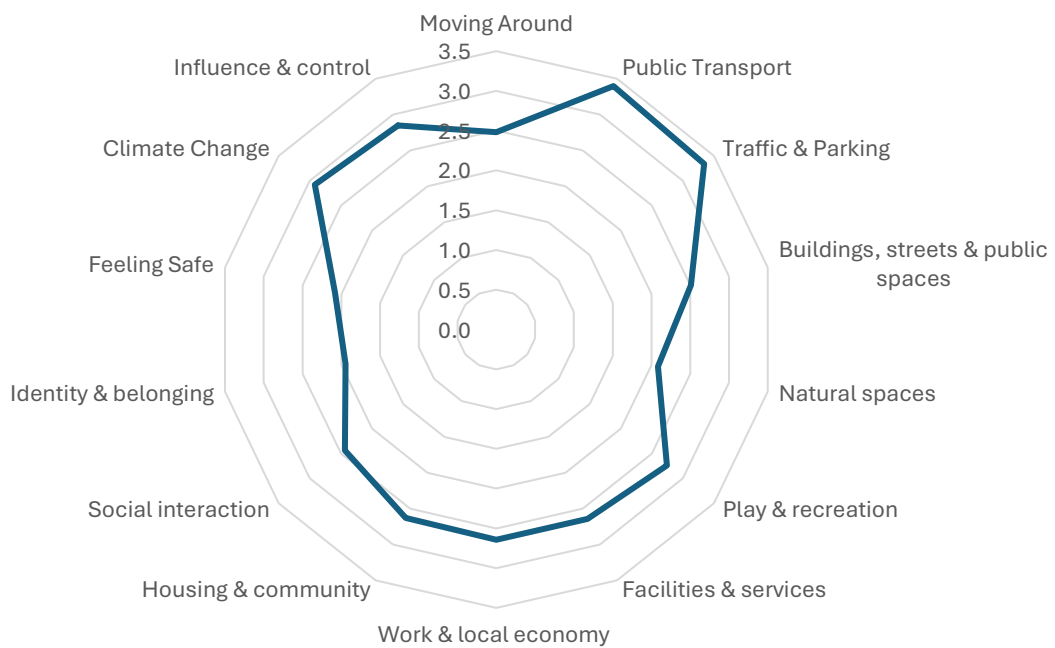
<sup>3</sup> <https://www.ourplace.scot/tool>

<sup>4</sup> <https://www.ourplace.scot/Place-Standard-Climate>

## Areas of concern



The results of the numerical responses were analysed using a five-point likert scale with 'strongly disagree' rated as 5, 'strongly agree' as 1.





## 5.2. Summary of responses to open questions

Participants were also asked to respond to a series of open questions. See Appendix for a list of questions.

The responses to these questions have been combined with responses to other community engagement throughout the year. They have been analysed, collated and are presented below in order of magnitude.

### *Strengths – What’s your favourite thing about Lossiemouth?*

Responses showed that Lossiemouth is highly valued for its natural beauty, beaches, and strong sense of community, as well as for its peaceful atmosphere, and outdoor activities.

1. **Beaches and Coastal Access** – East and West Beach, coastal views, and outdoor activities.
2. **Community Spirit** – Friendly people, volunteer-driven initiatives, and a safe, welcoming town.
3. **Natural Beauty** – Scenic surroundings, wildlife, woodlands, and river walks.
4. **Local Amenities** – Independent shops, cafes, restaurants, and essential services like the swimming pool.
5. **Leisure Activities** – Outdoor pursuits like walking, cycling, wildlife watching, and watersports.
6. **Peaceful Atmosphere** – Quiet, relaxed environment, ideal for families and those seeking tranquillity.
7. **Location** – Convenient access to Elgin, Inverness, and surrounding areas.
8. **Family-Friendly Environment** – Local community activities and safe place to bring up a family
9. **Local Culture** – Community events, traditions, and a sense of belonging.
10. **Climate** – Pleasant weather and fresh air.

### *Weaknesses – What could be improved?*

Respondents highlighted the need for better infrastructure, enhanced recreational spaces, and improved public services.

1. **Improvement of Public Spaces** - Station Park, play parks, recreational areas
2. **Better Facilities for Young People and Families** - activities, youth spaces, family events
3. **Parking and Traffic Management** - better parking, road improvements, traffic control in summer.
4. **Coastal Erosion** - breakwater, sand dunes, coastal trail.
5. **Cleanliness Improvements** - litter, dog mess, seagulls, recycling.
6. **Development of Local Infrastructure** – more shops and restaurants, public amenities.
7. **Community Engagement and Events** - more activities, better communication.
8. **Tourism and Visitor-Friendly Features** - improved amenities, better signage, trails and cycle paths.
9. **Safety and Security** - traffic safety, managing antisocial behaviour.
10. **Access and Inclusivity** - disabled access, improved accessibility.

### *Further challenges?*

An open comments section elicited the following key themes

1. **Roads & pathways** – Calls for better road maintenance, lack of safe walking/cycling route to Hopeman.
2. **Public Facilities:** Investments needed in the pool, library, and public transport services.
3. **Environmental Concerns** - Litter and cleanliness, dog mess, seagulls
4. **Coastal Erosion:** - protect coastal areas, dunes and repair the breakwater
5. **Anti-Social Behaviour and Safety** – concern over youth behaviour, drugs, littering, car racing. Call for better lighting.
6. **Community Engagement and Events** – bring back the raft race, Christmas light switch on, better info on events. Limited number of volunteers.
7. **Public Transport** – frustration with buses, no bus to Hopeman and other local villages.
8. **Accessible Infrastructure** - requests including accessible toilets, swimming pool facilities and pathways.
9. **Housing and Commercial Development** – cost of housing, number of second homes, more shops and business premises wanted
11. **Tourism and Visitor Experience** – manage motorhomes, improve parking, clearer signage, assess impact of tourism on local services and facilities.
12. **Travel and Infrastructure** – Develop more active travel routes, increase electric vehicle charging points, better waste disposal facilities, and parking solutions for visitors and residents.

### 5.3. Specific locations of interest to the community

Throughout the engagement process, the following locations were highlighted as being particularly important to the local community with regards to development. These areas are shown on the map below. Where appropriate, area reference codes refer to those used in Moray Local Development Plan 2020 : Vol 2: Settlement Statements - Lossiemouth<sup>ix</sup>, see Appendix for a map of reference codes.

See the action plan for further discussion on each of these locations.

#### *Station Park (Old Station) – T3 – ENV1 – LM/OS/020*

- This waterfront leisure area is clearly highly valued by residents and acts as a key thoroughfare to draw visitors along the seafront to the marina and commercial area. It has suffered from a lack of investment over the years.
- The LCDT has commissioned a business plan to develop the site. This plan requires significant funding which may prove difficult for the community to source.
- The aspiration remains community ownership, but the CAT is on hold until the funding environment improves.
- See Section 9 – Action Plan for further discussion.

#### *West Beach, East Beach Dunes, the Breakwater*

- Coastal erosion is severely impacting multiple areas of the town, with each area requiring different solutions. Moray Council have commissioned multiple reports and consultants over the years. Solutions need to be implemented to protect the town's housing, businesses and natural assets.
- See section 8 – Coastal Erosion for further discussion.

#### *West Beach Car Park*

- Following prolonged storm damage, the car park at West Beach has been seriously undermined and Moray Council have announced they will not renew the lease when it expires in 2027.
- This facility, used by multiple business and leisure users, is critical to the town. It needs to be repaired and protected from further damage.
- See section 8 – Coastal Erosion for further discussion.
- Respondents also expressed frustration with the number of motorhomes using this car park in peak season, limiting parking for other users. A long-term solution to accommodate motorhomes in the town is urgently needed. See Section 9.6.

#### *Sunbank Quarry – OPP1*

- The LDP2020 identified the former waste facility, Sunbank Quarry, as a site for an opportunity site for business, industrial, retail and housing uses.
- Feedback from recent consultations indicate that residents value this a peaceful area of natural beauty and would oppose commercial development.
- It has been neglected but could potentially become a nature reserve, running trail or other community facility, such as a campsite, sympathetic to the inherent natural environment.

**This LPP therefore does not align with Moray Council's 2020 LDP with regard to Sunbank Quarry. The community is instead advocating for the biodiversity and the conservation of natural assets in line with NPF4 Sustainable Places, policies 3, 4, 8, 20 (See appendix A)**



### *The Playing Fields – ENV4 – LM/OS/010*

- This area of common good land is the largest green space in town. Any development of this area must be for the good of the wider community.
- Feedback highlighted the following community projects as priorities.
  1. Create communal food growing space
  2. Lossiemouth Scouts forthcoming asset transfer of the Scout Hut and surrounding land.
  3. Progress the skate park
  4. Improve the sports facilities - upgrade the pavilion

**This LPP therefore does not align with Moray Council’s 2020 LDP with regard to the High School playing fields. The playing fields are defined as sports areas and safeguarded from development outwith that use. Items 1 and 2 above are not aligned with that use.**

**To that end, the community invokes Moray Council’s Food Growing Strategy 2020 in which areas of this land are defined as potential food growing areas. NPF P3, 4 , 15, 21**

**Furthermore, the community would support the acquisition of the Scout Hut and appropriate land around it by 1<sup>st</sup> Lossiemouth Scouts, as per NPF4 P21**

### *St Gerardine High Church*

- An iconic landmark on the Lossiemouth skyline, now closed, pending sale by the Church of Scotland. Feedback shows that locals are proud of this important part of Lossiemouth’s heritage and would like to see it saved for the community. Many of the areas of concern raised above (youth facilities, safeguarding out cultural heritage) could be addressed with respectful community-focussed development of one of our most prominent heritage sites.
- The community would be unlikely to support the use of the church lands being granted planning for housing.

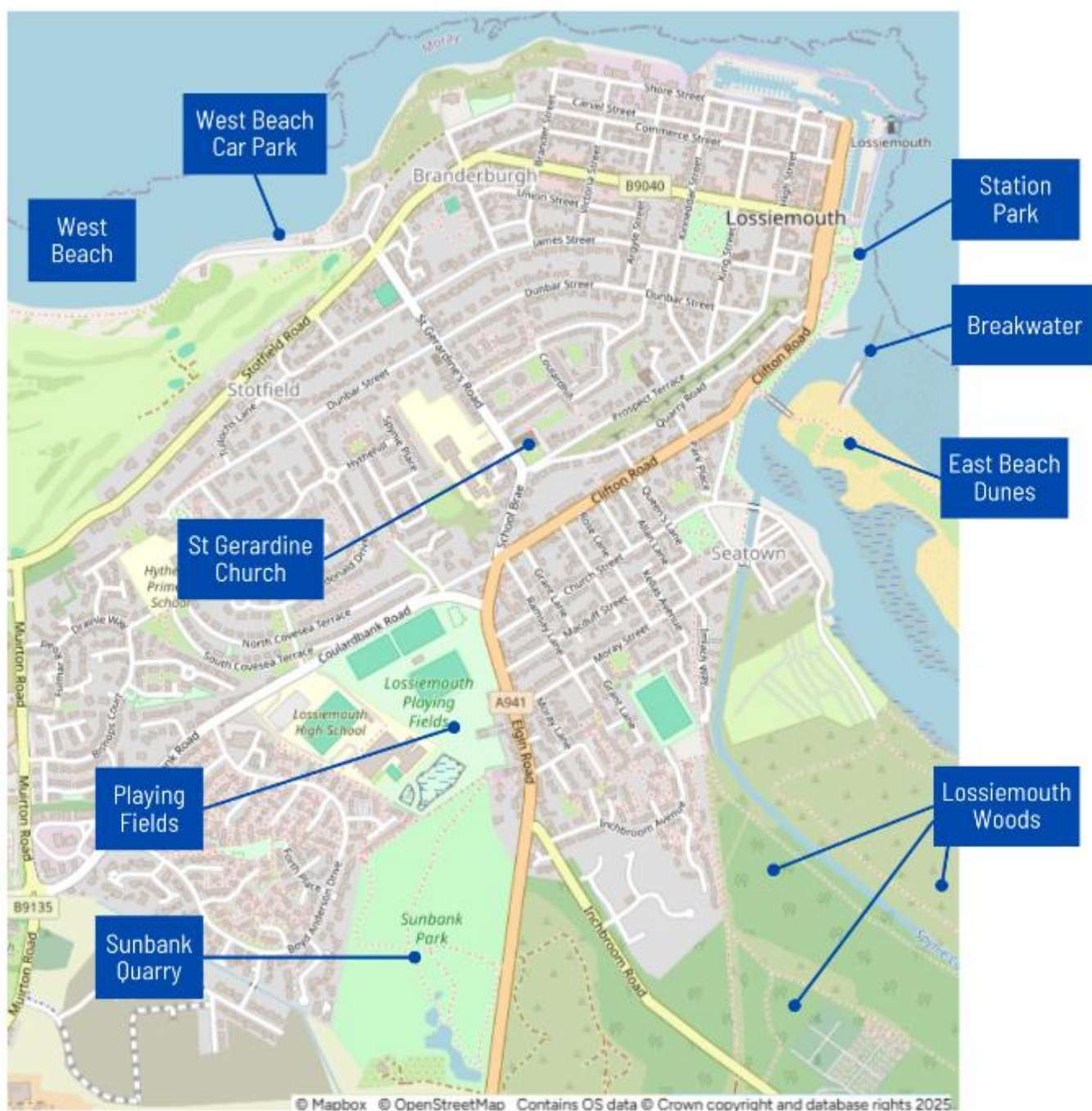
**NPF4 P7**

### *Lossiemouth Woods*

- The biodiversity of plant and animal life in the forested areas between the river and Inchbroom Road is highly valued by the community as an attractive and beneficial greenspace for health and wellbeing.
- We note that the 2020 LDP allows development of 67 units at Inchbroom (R3), but that the Lossiemouth woods, indicated on the map below are not included in development plans.
- The community supports the decision not to allow commercial development to infringe on this natural asset.

**NPF4 P3, 6, 8**

Map of locations discussed in the section above as being important to the community.



## 5.4. Further observations on LDP 2020

Referring to Moray Council's 2020 LDP, Local Settlement plan for Lossiemouth, we also make the following observations and recommendations.

### *Housing – R1 Sunbank/Kinnedar – Include food growing areas*

In Moray Council's Food Growing Strategy 2020\* page 21 notes that *'The Moray Local Development Plan 2015 requires the provision of allotments on all large-scale housing developments over 200 houses. To support the delivery of food growing on smaller sites Council will produce a guidance setting out ways to incorporate food growing spaces and edible landscaping into new developments.'*

The Kinnedar development of 261 units does not currently have allotments or food growing spaces.

The LDP also notes that the development must provide a pocket park and a neighbourhood park or civic area. NPF 4 – P15, 21

**Moray Council must uphold the developer obligations for food growing as per the above guidelines not just for Kinnedar, but for all housing developments in Lossie and across Moray. NPF4 P3,4**

### *Caravan Park Extension - T2 – consider community motorhome facility.*

Lossiemouth, like other communities across Moray has a high number of motorhomes and campervans. The recent Moray Council consultation on motorhomes acknowledged this and proposed creating two dedicated spaces in Station Park. Lossiemouth Community Council and other stakeholder groups rejected these proposals outright as not fit for purpose. There is an informal system in Station Park and Gregroy Place car parks which would be disrupted if these proposals were accepted.

However, the engagement shows that parking is an issue in the town, particularly in the summer. Silver Sands on the outskirts of town has limited provision for motorhomes. West Beach car park is compromised. Developing a dedicated community-run motorhome facility, such as the communities of Cullen and Findhorn have created would have multiple benefits - relieving the pressure on parking in the town's car parks, providing an attractive alternative to a council car park for overnight stays, and generating wealth for the community.

The area marked as T2 in the LDP is considered suitable only for a holiday caravan site. The Lossiemouth Community Development Trust would like to undertake a feasibility study to establish a community-owned motorhomes facility in this area. With limited pitches, it would be more sympathetic to the natural environment.

There are potentially alternative sites for motorhome facilities in the town, please see Action Plan, section 6.

**This LPP therefore does not align with Moray Council's 2020 LDP with regard to Local Settlement plan, Lossiemouth T2 – Caravan Park Extension. The community is instead advocating for community wealth development and biodiversity. NPF4 P25, 3**

### *Sunbank East – ENV6 – LM/OS/001*

The Lossiemouth Community Development Trust are actively investigating the potential community benefits of solar energy generation. Sunbank East could be an appropriate site for such a development, given its proximity to the sub-station.

**This LPP therefore acknowledges the ENV6 designation in Moray Council's LPP 2020 but requests an extension to allow for the potential consideration of a renewable energy installation in line with NPF4 P4, 5, 11, Sustainable Places and Just Transition.**

### 5.5. Note on RAF Lossiemouth and Community Wealth Building

RAF Lossiemouth is a significant employer in the area, and brings considerable economic benefits to Lossiemouth, Moray and beyond. However, the presence of an operational airforce base also negatively impacts the community, through additional traffic, noise, air pollution and more.

Furthermore, unlike many communities across Moray, Lossiemouth does not qualify for the significant financial benefits from windfarm installations (see Moray Council's Community Benefit Guidance<sup>xi</sup>) as these are distributed to communities in the immediate vicinity of the turbines. But the flying operations of RAF Lossiemouth prevent the installation of nearby wind turbines which could directly channel financial benefits into the town.

RAF Lossiemouth has expanded considerably over the last five years and continues to grow, adding residential, industrial and other infrastructure developments. The Community Wealth Building Planning Guidance<sup>xii</sup> in LPP 2020 applies to residential units of 10 or more and industrial developments of over 1000 square metres, as we have seen at RAF Lossiemouth.

**Given that the community of Lossiemouth cannot benefit from renewable energy funding schemes, we call on Moray Council to support NPF4 Policy 25 on Community Wealth Building, as per the above guidance and ensure that appropriate community benefits are obligatory for all developments on RAF Lossiemouth (and within the town itself) and that they be channelled directly into the community of Lossiemouth to mitigate the loss of opportunity for windfarm funding.**

**NPF4 25, 26**

## 6. Our vision

Lossiemouth is a proud and self-sufficient coastal community that supports its residents while welcoming visitors and investment. We aim to maintain a strong local economy with diverse shops, leisure facilities, and community initiatives that enhance our town's appeal.

### **Sustainable Development and Housing**

Future planning must prioritise effective infrastructure, including improved parking, provision for motorhomes, better road surfaces, and traffic management. Public spaces such as Station Park and West Beach should be enhanced with modern amenities.

While opportunities for additional housing are limited due to available space, any future development should prioritise affordable, accessible homes and include the necessary infrastructure, such as additional school places and medical services, to support a growing population.

### **A greener and safer future**

Environmental responsibility is central to our vision. Conservation, recycling, and renewable energy initiatives should be promoted. Delivering opportunities for communal growing space will enhance food resilience and social cohesion.

Coastal erosion presents an urgent challenge, requiring immediate and long-term action. Areas such as the breakwater, beaches, Seatown, the esplanade, caravan parks, the golf course, and Station Park must be safeguarded through coastal defences and dune regeneration. The findings of commissioned reports must be acted upon to protect our coastline and surrounding landscape.

Improved public transport links, active travel routes, including support for the Laich of Moray Active Travel Route to Hopeman, will all help to reduce our carbon footprint.

### **Opportunities for all**

Our library, swimming pool, and indoor spaces are essential to social wellbeing and must be safeguarded. Investment in indoor community facilities, such as opening public access to the High School buildings, will ensure inclusivity, allowing people of all ages and backgrounds to engage in activities that foster a strong sense of belonging. Additionally, amenity spaces such as Station Park and West Beach need significant investment to provide a modern, attractive and useful environment.

Providing affordable activities for young families and developing facilities for young people is a priority, the establishment of a youth café or hub would create a safe and engaging space.

### **Preserving our heritage and community**

We are committed to safeguarding Lossiemouth's natural assets – the coastline, river, woodlands, and green spaces, including the playing fields and Sunbank Quarry, ensuring they remain accessible and are protected from commercial development. These areas are vital to our identity, wellbeing, and biodiversity. Any development in these areas must be community-led for the benefit of all.

Our fishing and military heritage should be respected, preserved and promoted, reinforcing our rich history and sense of place.

Through collaboration, investment, and shared commitment, we will ensure Lossiemouth remains a thriving, sustainable, and inclusive community for generations to come.



## 7. Strategic Priorities

Based on the feedback from the community and inspired by the community vision, the following strategic priorities have been identified for the Lossiemouth Local Place Plan.

### *1. Tackling Coastal Erosion*

The most common and recurring favourite aspect of Lossiemouth is its beaches. Both East Beach and West Beach were frequently mentioned in community engagement, with residents enjoying the scenic beauty, the opportunity for outdoor activities like walking, swimming, surfing, and wildlife watching, and the general peaceful and relaxed atmosphere of the coastline.

But we are seeing the impact of climate change directly through the erosion of our coastlines all around the town. Without a robust breakwater, the homes and businesses around Seatown and Clifton Rd are under threat. The loss of the West beach car park would have serious social, economic and environmental consequences for Lossiemouth. Parts of the Moray Coastal trail have already been lost due to the erosion of West Beach dunes. The dune system of the East Beach is both functional and beautiful, protecting the town, providing a unique environment for wildlife and attracting visitors to the town.

All of these systems are under threat from coastal erosion. Without them our town would be very different. Coastal erosion is the number one priority for the town. See Section 8, below.

### *2. Improving facilities for young people*

There was a clear demand for more activities for children and young people, such as indoor activity spaces, child-friendly cafes, and youth clubs. Respondents also expressed the need for more family-friendly spaces and community events to cater to diverse age groups and provide a better quality of life for families.

Improving access to sports facilities was also a common theme. Providing safe, engaging facilities for young people would start to relieve other issues that were raised around anti-social behaviour, and invest in the long-term future of the community, enhance pride in our community.

### *3. Supporting a just transition to a more sustainable future*

As well as the issues with coastal erosion and climate change, above, sustainable travel was a strong concern for many respondents. Being able to connect to other communities along the coast through an active travel route would provide safe commuting for RAF Lossiemouth and other businesses, facilitate access to the town from the lighthouse and reduce the carbon footprint of the town. Recently there has been an increased interest in growing food. A communal food growing approach would bring people together, reduce isolation, improve diet and health outcomes. Finally, investing in renewable energy, would bring direct benefits to the community.

### *4. Enhancing public spaces*

Station Park was a focal point, with many suggestions for revamping and upgrading the park, making it more suitable for outdoor events and increasing the car park area.

The importance of play parks was repeatedly highlighted, with requests for better play parks and the addition of splash parks, skateparks, and fenced play areas for children. Many respondents also called for safe spaces for young people to engage in outdoor activities.

### *5. Strengthening local business, tourism and the economy*

Business is well-served in Lossiemouth with a thriving local business association representing the economy at local and national level. Unlike other Moray towns, Lossiemouth has no empty commercial or retail space, but there is a clear need for additional space to enable start-ups to begin and

established businesses to expand. Tourism is one of our most prominent industries, providing better facilities, for example more attractive seating and environments, with enhanced signage and the development of signed trails would help spread visitor traffic through the town, easing congestion on the Clifton Road area and benefitting other areas.

#### *6. Managing parking and motorhome use*

Multiple responses emphasized parking issues, especially with motorhomes and campervans overtaking public spaces. The informal arrangement for Station Park works well in that donations support the voluntary management of the toilets. But there's a clear call for designated motorhome parking areas that charge fees to support the community, as well as facilities for black and grey waste disposal.

We need more inclusive public spaces, including wider footpaths, more benches, and improved parking for disabled users at key locations like the beach and Station Park.

These priorities feed directly into the action plan in section 9.



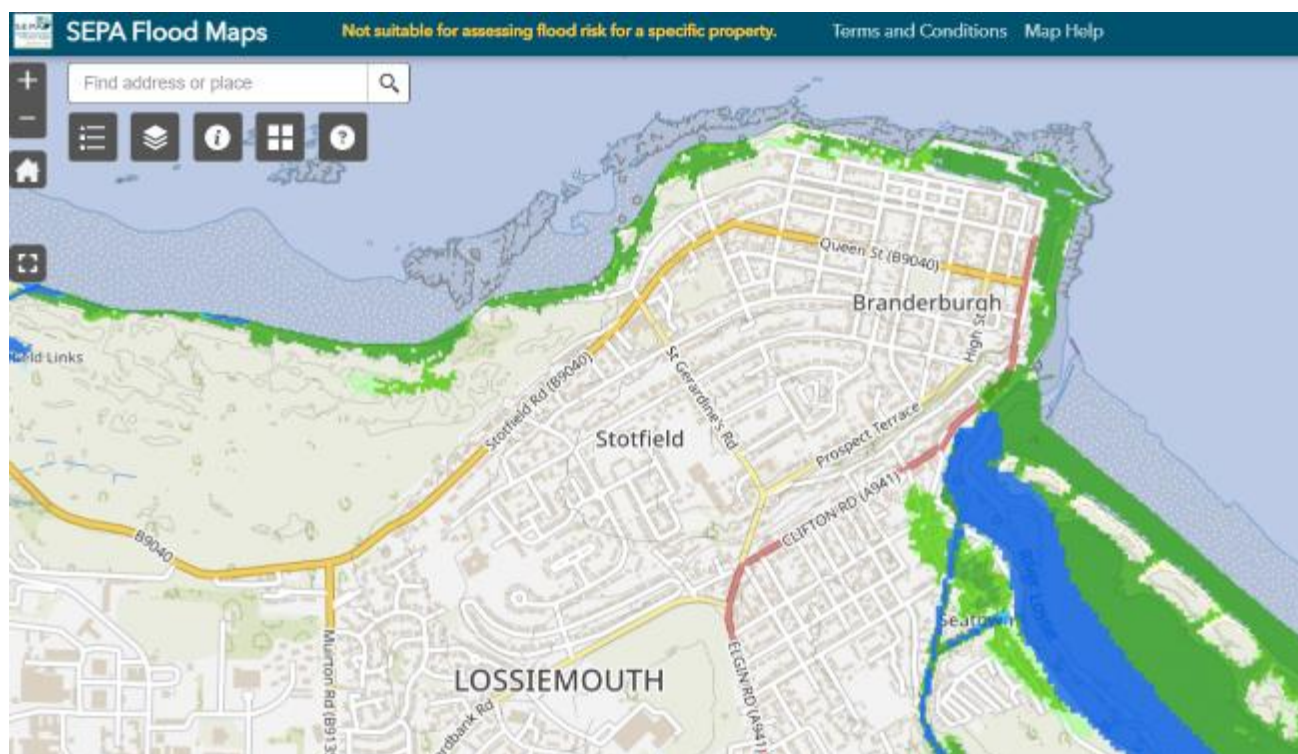
## 8. Coastal Erosion

As a coastal community, residents are acutely aware of the effects of climate change on our coastline and deeply concerned about the resulting impact on our homes, businesses and environment.

The two images below show the scale of predicted coastal erosion and flood risk on the town.



2 Map shows Future Erosion 2050 and 2100 High Emission Scenario. Dynamic Coasts



3 Map showing coastal flood risk (green) and river flood risk (blue) - SEPA Flood maps

It can be seen that there are multiple areas across the town impacted by coastal erosion and flooding risk, notably

- Seatown, the Caravan Park and Clifton Road
- East Beach dunes
- West beach dunes, Moray Coastal Trail and golf course
- West Beach foreshore and car park
- Shore Street and the marina

In section 10, there are recommendations for actions to protect Lossiemouth from the major impacts of climate change and coastal erosion.

### 8.1. Fix the Breakwater

In 2015, Moray Council commissioned a report on the breakwater<sup>xiii</sup>

From the conclusion and recommendations:

*The Old Pier is deemed to play a more important role with regard to sediment transport. .... The further deterioration or removal of the structure would allow increased sedimentation at the river mouth and potentially also at the main harbour entrance to the north. .... These factors could result in an increase in fluvial flood risk upstream or may force the River Lossie to breakout through the spit elsewhere. The engineering solutions available to manage the Old Pier can be categorised into three potential measures... By doing nothing, the risk of structural collapse of the breakwater arm will increase with time. The structure has been deemed to be in a poor condition, and has been classified to have an estimated residual life in the order of 10-15 years. Allowing the structure to deteriorate, either partially or fully, would amount to increased, yet tolerable, levels of exposure to wave overtopping on the northern stretch of the Old Harbour sea wall, as well as increased sediment build up at the river mouth and potentially the harbour entrance to the north. Due to the potential changes to the sediment regime and the implications of this, it is suggested that the structure should not be left to deteriorate but should be either repaired or replaced, with both of these options taken forward to concept design.*

In 2015, the structure was estimated to have a residual life of 10-15 years and the recommendation was to repair or replace the structure.

Ten years on, the breakwater has not been addressed and the structure, as predicted, has deteriorated further. Furthermore, the wooden extension of the breakwater and the dunes have also eroded considerably.

The impact of allowing the breakwater to deteriorate is clearly explained in this report, with far reaching impact on houses, businesses and on the course of the river itself.

**The condition of the breakwater is now an urgent priority and must be addressed.**

**NPF4 P1, 2, 4, 10**

## 9. Action Plan

The community engagement exercises generated a lot of feedback across many different areas. It's appreciated that these are legitimate issues for the community, however some of these actions do not relate to land, buildings or development and therefore, as per LPP guidance from Moray<sup>xiv</sup> are not relevant for inclusion in the Local Place Plan. Examples include litter, public transport, events, etc.

It is the intention to develop a separate broader action plan comprising all relevant feedback and actions and present that to the community as a response to the engagement exercises.

Lead organisations and supporting partners for some projects still have to be approached and their agreement sought in the delivery of actions.

Each action is cross-referenced to the relevant NPF4 Policy number. See Appendix 10 for NPF4 policies.

1 – TACKLING COASTAL EROSION			
Action	Partners	Progress	Timescale
<b>Fix the breakwater</b> (see section 8.1 above)  <b>NPF4 – P1, 2, 4, 10</b>	Moray Council	None. Overdue.	ASAP
<b>Protect the East Beach dunes</b> Prevent further erosion and support regrowth.  <b>NPF4 – P2, 3, 10</b>	Moray Council  Lossiemouth Community Council	Moray Council have installed coastal monitoring systems as per the 2023 Coastal Adaptation Change Management Plan.  LCC have led a pilot project to reinforce the dunes with old Christmas trees.  LCC are replanting grasses to reinforce the structural integrity of the sand dunes.	2025  To be reviewed in 2027.
<b>Prevent further erosion of the West Beach dunes and shingle bank.</b> Reinstate the Moray Coastal Trail. Prevent further impact on Moray Golf Club land.  <b>NPF4 – P2, 3, 10</b>	Moray Golf Club  Lossiemouth Community Council  Lossiemouth Community Development Trust	Moray Golf Club have produced an independent Climate Change Management Plan, available on request from the committee.  A pilot project to reinforce the dunes has been successful.  To extend this further will require community support and significant funding.	Ongoing

<p><b>Repair and reinforce the West Beach car park and foreshore area.</b></p> <p><b>NPF4 – P 2, 10, 20, 25</b></p>	<p>Lossiemouth Community Development Trust</p> <p>Lossiemouth Community Council</p> <p>Lossiemouth Business Association</p> <p>Moray Golf Club</p> <p>Moray Firth Watersports Association</p> <p>Beach Hut Café</p> <p>Spynie Farms</p> <p>Moray Council</p>	<p>In April 2025, Moray Council announced they will not be renewing the lease on the West Beach car park (January 2027) due to the significant erosion issues.</p> <p>A working group has been set up of the main stakeholder groups (see left) to evaluate the feasibility of community management of the car park.</p> <p>Stakeholders will need the support of Moray Council to establish feasibility.</p>	<p>May 2025.</p> <p>Lease expires Jan 2027.</p> <p>Feasibility and business plan by end 2025.</p> <p>Community solution to be in place by mid 2026.</p> <p>Funding secured mid-2026</p>
<p><b>Support the businesses and homes along Shore Street and around the Marina area</b></p> <p><b>NPF4 – P 2</b></p>	<p>Moray Council</p> <p>Scottish Flood Forum</p> <p>Lossiemouth Community Council</p> <p>Lossiemouth Business Association</p>	<p>LDP 2020, Settlement plan for Lossiemouth, Area I2 states ‘incorporate measures to protect from inundation from the sea’</p> <p>Scottish Government’s Flood Forum can provide help, support and assistance in the event of a flood.</p>	<p>Ongoing</p>

## 2 - IMPROVING FACILITIES FOR YOUNG PEOPLE

Action	Partners	Progress	Timescale
<p><b>Install a Skate Park</b></p> <p>Many respondents also called for safe spaces for young people to engage in outdoor activities.</p> <p><b>NPF4 – P 21</b></p>	<p>Lossiemouth Skatepark Initiative</p> <p>Lossiemouth Community Development Trust</p> <p>Moray Council</p>	<p>Lossiemouth Skatepark Initiative (LSI) has been working on a project to develop a skate park for over 10 years. LSI are affiliated to LCDT.</p> <p>LCDT have secured a CAT to lease land on the playing fields. Designs submitted, contractor agreed and planning permission granted.</p> <p>Since beginning, the project costs have more than doubled to over £300k. Raising this amount of capital funding will be extremely hard.</p> <p>LSI are fundraising for seed funding of £20k.</p> <p>More community support is required to evidence need and support funding applications</p>	<p>The lease for the CAT will be signed shortly.</p> <p>Work needs to start within four years of the lease being signed.</p> <p>Therefore funding must be secured by 2028 in order to proceed.</p>
<p><b>Start a youth café/youth club</b></p> <p>Youth clubs and youth cafes were mentioned consistently, to provide a safe space for young people and to tackle anti-social behaviour.</p> <p><b>NPF4 – P 21</b></p>	<p>MC Youth Work</p> <p>Lossiemouth Community Council</p> <p>Lossiemouth Community Hub</p>	<p>A successful pilot project was run in 2023 in the lower town hall, but LCC were unable to secure funding to continue.</p> <p>There are currently plans to develop a youth café in the hub.</p> <p>It is hoped that a dedicated facility can be found and funding secured.</p>	<p>2023</p> <p>2025</p>
<p><b>Redevelop the sports pavilion</b></p> <p>This Moray Council facility could be updated and improved to better serve the sports pitches on the playing fields.</p> <p><b>NPF4 – P 21</b></p>	<p>Lossie United FC</p> <p>Moray Council</p>	<p>Not known</p>	

<p><b>Additional sports pitches on the playing fields</b></p> <p>Representatives of the sports community are calling for the development of further football and rugby pitches to increase sports facilities. <b>NPF4 – P 21</b></p>	<p>Lossie United FC Moray Council</p>	<p>An expression of interest has been submitted to MC for a CAT of the whole playing fields.</p> <p>Further community consultation is needed to secure broad support for proposed plans.</p>	<p>2023</p>
<p><b>Asset transfer of Lossiemouth Scout Hut and surrounding land</b></p> <p>For over 40 years, 1<sup>st</sup> Lossiemouth Scouts have been supporting young people in scouting.</p> <p>Acquiring the council owned scout hut and surrounding land would secure their future and provide a safe space for young people’s activities.</p> <p><b>NPF4 – P 21</b></p>	<p>1<sup>st</sup> Lossiemouth Scouts Moray Council</p>	<p>Plans have been drawn up. First community consultations complete and favourable.</p> <p>Scoutmaster is working on submitting an expression of interest for an asset transfer.</p> <p>See Section 5.3 Playing Fields</p>	<p>2024</p> <p>2025-2027</p>

### 3 - SUPPORTING A JUST TRANSITION TO A MORE SUSTAINABLE FUTURE

Action	Partners	Progress	Timescale
<p><b>Construct an active travel route between Lossiemouth and Hopeman</b></p> <p>There were requests for a dedicated coastal cycle and walking route for people to be able to travel safely between Lossiemouth to Covesea and ultimately connecting to the existing ATR at Hopeman.</p> <p><b>NPF4 – P13</b></p>	<p>Laich of Moray Active Travel Routes</p> <p>Moray Council</p> <p>Lossiemouth Community Development Trust</p> <p>Sustrans</p> <p>Moray Golf Club</p>	<p>Laich of Moray Active Travel Route group have been actively pursuing the creation of an active travel route for non-motorised traffic for many years.</p> <p>Phase 1 - A proposed route (along RAF Lossiemouth perimeter fence, then crossing the road to Silver Sands and the lighthouse) has widespread support from the community, from RAF Lossiemouth and from Sustrans.</p> <p>Consent from Moray Golf Club is required to be able to proceed.</p> <p>Discussions with MGC are underway and it is hoped that an agreement can be reached later this year.</p> <p>Phase 2 – continue the route from Covesea to Hopeman. Landowner consent still required.</p>	<p>5-10 years</p> <p>10-15 years</p>
<p><b>Access to food growing spaces</b></p> <p>Support the community to access food growing space on council managed land.</p> <p><b>NPF4 – P13, 15</b></p>	<p>Lossiemouth Community Development Trust</p> <p>Moray Council</p> <p>Lossiemouth Community Council</p>	<p>The Moray Council Food Growing Strategy 2020 identified areas around Lossiemouth as suitable for food growing.</p> <p>LCDT has a project to create communal food growing areas across town. In conjunction with the Lossiemouth Men's Shed, they will seek a community asset transfer of an area of the playing fields approximately 45m x 40m.</p> <p>This will provide a permanent base for LMS and support vegetable beds, polytunnels, fruit</p>	<p>2026</p>



		trees and other projects for the whole community. See Section 5.4 – Playing Fields	
<b>Investigate renewable energy sources</b> Reduce carbon emissions, provide affordable energy to the community and generate financial benefits for the town. <b>NPF4 P11</b>	Lossiemouth Community Development Trust Community Energy Moray SSEN Local Energy Scotland	The LCDT has a project to investigate the potential to develop a solar PV farm on the edge of town. Funding is being sought to commission a feasibility study. The RAF is installing a solar farm on land behind the base. See Section 5.4 Sunbank East	5-10 years

#### 4 – ENHANCING PUBLIC SPACES

Action	Partners	Progress	Timescale
<p><b>Improve Station Park –</b> Station Park was a focal point, with many suggestions for revamping and upgrading the park, making it more suitable for outdoor events and possibly enlarging the car park area.</p> <p><b>NPF4 P9, 21, 30</b></p>	<p>Moray Council</p> <p>Lossiemouth Community Development Trust</p> <p>Lossiemouth Community Council</p>	<p>Volunteers from LCC have managed and maintained the toilets to a high standard and receive donations from car park users towards the upkeep.</p> <p>With funding support from LCDT, the toilets were upgraded in 2024.</p> <p>LCDT submitted an expression of interest to Moray Council for a community asset transfer (CAT) of the area.</p> <p>LCDT commissioned a business plan to develop the site. The plan includes refurbishing the existing building, improving landscaping and developing play and event facilities to become a destination for visitors and residents.</p> <p>This plan requires significant funding which may prove difficult for the community to source.</p> <p>The aspiration remains community ownership, but the CAT is on hold until the funding environment improves.</p> <p><b>Pending transfer of ownership, the LCDT retains the strategic goal of improving Station Park and will work with Moray Council and LCC to do so.</b></p>	<p>Since 2019</p> <p>2024</p> <p>2023</p> <p>2024</p>



## 5 – STRENGTHENING LOCAL BUSINESS, TOURISM & ECONOMY

Action	Partners	Progress	Timescale
<p><b>Develop an outdoor café culture</b></p> <p>Several respondents requested more cafes, restaurants, and bars, particularly with outdoor seating and views, to make the town more vibrant and welcoming for visitors and locals alike. <b>NPF4 14, 27</b></p>	<p>Moray Council</p> <p>Lossiemouth Business Association</p>	<p>Support and encourage applications for outdoor seating around hospitality businesses.</p>	<p>Ongoing</p>
<p><b>Create additional retail and light industrial units</b></p> <p>Lossiemouth has no empty commercial properties, the industrial estate is full.</p> <p>The central business district is generally to the East around Queen St and Clifton Road.</p> <p>New housing developments on the south of town should include space for retail units and commercial properties.</p> <p><b>NPF4 P25, 26, 27, 28</b></p>	<p>Moray Council</p> <p>Lossiemouth Business Association</p>	<p>None at this time.</p> <p>Further community consultation and discussions between the LBA and Moray Council are needed to advance this issue.</p>	<p>ASAP</p>
<p><b>Develop a network of footpaths and signposted trails around town</b></p> <p>Develop walking trails to showcase the heritage and nature, and drive footfall to lesser visited parts of town.</p> <p>Additional signage around town to improve traffic flow, encourage people to explore the town on foot and by bike.</p> <p>Respondents suggested that safe and clearly signposted footpaths, for</p>	<p>Moray Council</p> <p>Lossiemouth Community Development Trust</p> <p>Lossiemouth Business Association</p> <p>Lossiemouth Heritage Association</p> <p>Sustrans</p>	<p>The LCDT opened a volunteer-led visitor information centre in 2024.</p> <p>Volunteers are creating content around walking trails and other visitor facilities.</p> <p>When funding is secured, LCDT will work with Moray Council to develop signage to promote footpaths and facilities.</p>	<p>2024</p> <p>Ongoing</p>

example along Shore Street, will help move visitors around town, spreading the economic impact and encourage drivers out of their cars. <b>NPF4 P13, 30</b>			
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6 – MANAGING PARKING & MOTORHOME USE			
Action	Partners	Progress	Timescale
<b>Create additional parking spaces and/or parking controls</b>  Parking emerged as a major concern, particularly at Station Park, West Beach, and along the Esplanade. <b>NPF P14</b>	Moray Council Lossiemouth Community Council	Not known	ASAP
<b>Create additional disabled spaces</b>  Accessible parking is extremely limited in the town. There were calls to increase the number of disabled parking spots at Clifton Rd and Station Park. <b>NPF P14</b>	Moray Council Lossiemouth Community Council	Not known	
<b>Create additional parking spaces at the High School</b>  Users with restricted ability, including older people and young families are compromised in their ability to access the library and sports centre due to the location of the car park. <b>NPF P14</b>	Moray Council Lossiemouth Community Council	LCC argued for additional parking spaces at the new high school, but were told that it was unaffordable.  LCC will continue to challenge this to improve inclusive access to health and wellbeing facilities for the whole community.	
<b>Create a dedicated motorhome facility</b>  Motorhomes continue to be a concern. Residents appreciate the value they can bring to the town, but called for control	Moray Council Lossiemouth Community Council	LCC has a motorhome committee who work to represent the community.  Motorhome users at Station Park give voluntary donations to support the upkeep of the toilets.	Ongoing



## 10. Appendix A - National Planning Framework Summary<sup>xv</sup>

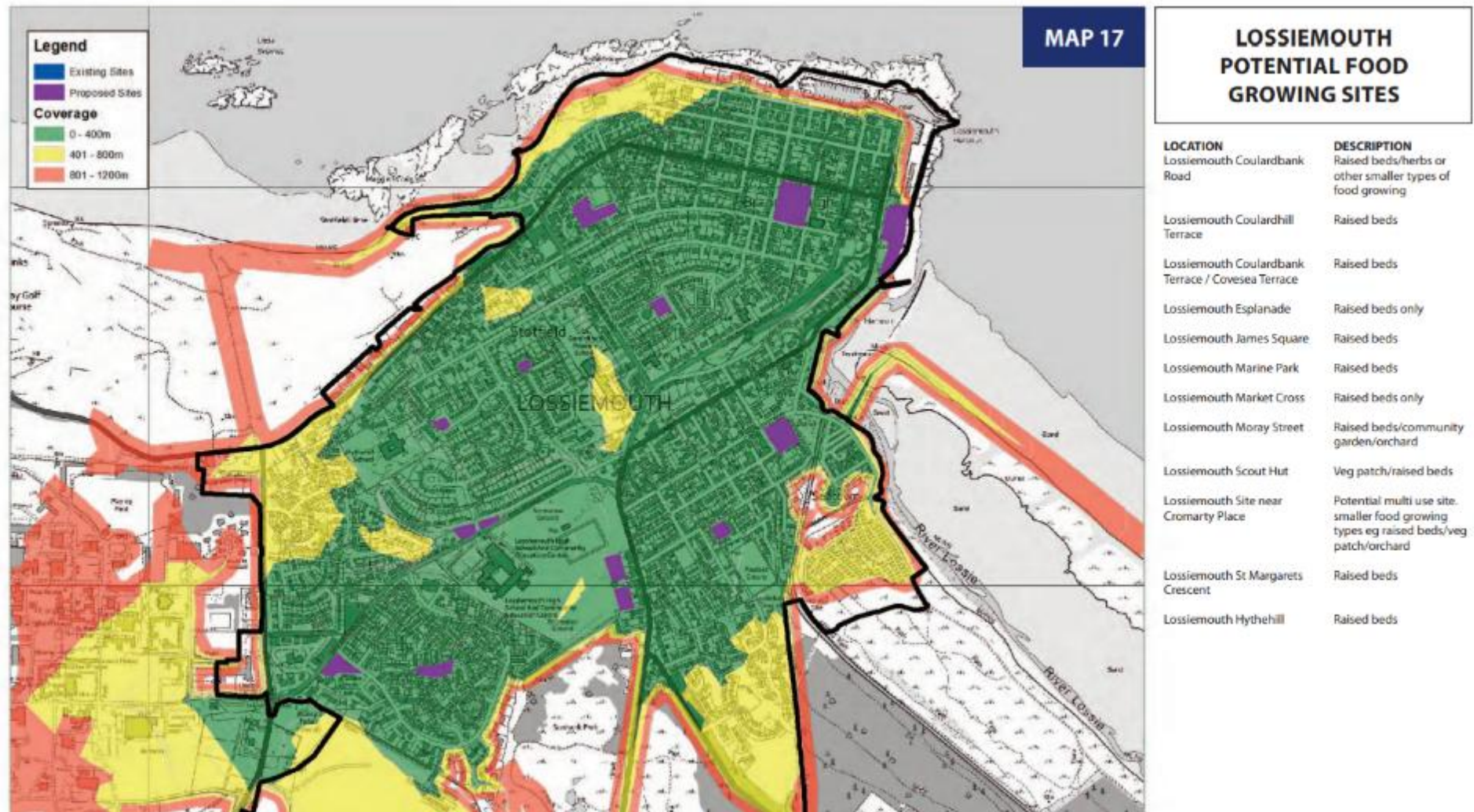
Table 1 – National Planning Framework 4 Summary					
	Spatial principles	National Developments	Policies	Key policy links	Cross cutting policies
<b>Sustainable places</b> SDGs: 7, 11, 12, 13 National outcomes: Environment, communities, economy	<ul style="list-style-type: none"> <li>Just transition</li> <li>Conserving and recycling assets</li> </ul>	<ul style="list-style-type: none"> <li>Energy Innovation Development on the islands.</li> <li>Pumped Hydro Storage</li> <li>Strategic Renewable Electricity Generation and Transmission Infrastructure</li> <li>Circular Economy Materials Management Facilities</li> <li>Urban Sustainable, Blue and Green Surface Water Management Solutions</li> <li>Urban Mass/Rapid Transit Networks</li> </ul>	1 Tackling the climate and nature crises 2 Climate mitigation and adaptation 3 Biodiversity 4 Natural places 5 Soils 6 Forestry, woodland and trees 7 Historic assets and places 8 Green belts 9 Brownfield land, vacant and derelict land and empty buildings 10 Coastal development 11 Energy 12 Zero waste 13 Sustainable transport	<ul style="list-style-type: none"> <li>Land Use – getting the best from our land: strategy 2021 – 2026</li> <li>Making things last: a circular economy strategy for Scotland</li> <li>Scotland's Energy Strategy</li> <li>Scotland's Environment Strategy</li> <li>Scotland's Forestry Strategy</li> <li>Scottish Biodiversity Strategy</li> </ul>	<ul style="list-style-type: none"> <li>Climate Change Plan</li> <li>Climate Change Adaptation Programme</li> </ul>
<b>Liveable places</b> SDGs: 3, 4, 5, 6, 10, 11 National outcomes: Communities, culture, human rights, children and young people, health	<ul style="list-style-type: none"> <li>Liveable places</li> <li>Compact urban growth</li> </ul>	<ul style="list-style-type: none"> <li>Central Scotland Green Network</li> <li>National Walking, Cycling and Wheeling Network</li> <li>Edinburgh Waterfront</li> <li>Dundee Waterfront</li> <li>Stranraer Gateway</li> <li>A Digital Fibre Network</li> </ul>	14 Design, quality and place 15 Local living and 20 minute neighbourhoods 16 Quality homes 17 Rural homes 18 Infrastructure first 19 Heat and cooling 20 Blue and green infrastructure 21 Play, recreation and sport 22 Flood risk and water management 23 Health and Safety 24 Digital infrastructure	<ul style="list-style-type: none"> <li>A Connected Scotland</li> <li>A Healthier Future: Scotland's diet and healthy weight delivery plan</li> <li>Cleaner Air for Scotland 2</li> <li>Creating Places</li> <li>Culture Strategy</li> <li>Heat in Buildings Strategy</li> <li>Housing to 2040</li> <li>Learning Estate Strategy/Learning Estate Investment Programme</li> <li>Public Health Priorities for Scotland</li> <li>Remote, Rural and Islands Housing Action Plan (pub. Spring 2023)</li> <li>Scotland's Population Strategy</li> </ul>	<ul style="list-style-type: none"> <li>Just Transition Plans</li> <li>National Transport Strategy</li> <li>Infrastructure Investment Plan</li> <li>Strategic Transport Projects Review 2</li> <li>National Islands Plan</li> <li>National Marine Plan</li> <li>Tackling Child Poverty Delivery Plan</li> </ul>
<b>Productive places</b> SDGs: 1, 2, 8, 9, 11, 14 National outcomes: Fair work and business, economy, poverty, communities	<ul style="list-style-type: none"> <li>Rebalancing development</li> <li>Rural revitalisation</li> </ul>	<ul style="list-style-type: none"> <li>Clyde Mission</li> <li>Aberdeen Harbour</li> <li>Industrial Green Transition Zones</li> <li>Hunterston Strategic Asset</li> <li>Chapelcross Power Station Redevelopment</li> <li>High Speed Rail</li> </ul>	14 Community wealth building 15 Business and industry 16 City, town, local and commercial centres 17 Retail 18 Rural development 19 Tourism 20 Culture and creativity 21 Aquaculture 22 Minerals	<ul style="list-style-type: none"> <li>National Strategy for Economic Transformation</li> <li>Retail Strategy for Scotland</li> <li>Report of the City Centre Recovery Taskforce</li> <li>Scottish land rights and responsibilities statement</li> <li>Town Centre Action Plan 2</li> </ul>	

### 5 National Planning Framework Summary - Including Policy numbers



## 11. Appendix B – Supporting maps





7 Lossiemouth Potential Food Growing Sites / Moray Food Growing Strategy 2020



## 12. Appendix C - Community Survey Questions

In addition to standard demographic questions, participants were asked to what extent they agree with the following statements –

1. **Moving around** - It's easy to move around the town by walking, wheeling or cycling to get where I want to go. Routes are clearly marked, well-lit and safe. Routes are accessible and without barriers.
2. **Public transport** - Public transport affordable, reliable and well-connected. It's easy to use, clean, safe and gets me to where I need to go.
3. **Traffic and parking** Traffic is managed effectively. Pedestrians and cyclists feel safe and there is ample parking.
4. **Buildings, streets and public spaces** - The building, streets and public spaces are attractive and well maintained. There's plenty of green spaces and it's easy to find your way around town.
5. **Natural spaces** – There are lots of easily accessible green spaces. The coastline, woods and parks are clean and safe.
6. **Play and recreation** - There is a good range of places for play, sports, art, culture and leisure. Facilities are easy to access, well-used and well-maintained. There are places for everyone to enjoy, whatever the weather.
7. **Facilities and service** – I can access the facilities and services I need, such as schools, doctors, shops, libraries, social care and community groups. These services meet my needs for now and in the future.
8. **Work & Economy** – Lossiemouth has a strong local economy with a good mix of businesses. There are good opportunities for businesses, employment, volunteering and training.
9. **Housing & Community** – There is a good mix of quality housing for different types of families and people. Residential areas are looked after and well maintained. There's a good community spirit with opportunities to connect with friends and neighbours.
10. **Social Interaction** – I can easily meet and spend time with other people. I am aware of opportunities for connecting with others in my community both online and in the local community. I know there are people that will support me if I need it.
11. **Identity and belonging** – I'm proud of Lossiemouth. People are friendly. I feel welcome. I am aware of opportunities to celebrate community, heritage and culture.
12. **Feeling safe** – Lossiemouth is a safe place to live, work and visit. I feel safe moving around the town and know how to share any concerns I might have.
13. **Impact of climate change** – Lossiemouth is resilient in the face of climate change. The town can cope with hazardous weather events.
14. **Influence and sense of control** – When things happen, I am listened to and included in decision making. The community as a whole has a voice and it's easy to make my views known within this.

Participants were asked four open questions:

- Please name your three favourite things about Lossiemouth
- What three things do you think would make Lossiemouth an even better place to live, work and visit?
- Are there any specific areas of Lossiemouth that you'd like to change? If so, where and how?
- Any other comments?

### 13. Appendix D – Copy of information notice sent to Heldon and Laich Ward Councillors, John Cowe, Neil Cameron, Bridget Mustard and James Allan on 30<sup>th</sup> May 2025.

These emails constitute the Information Notices required to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021.

#### ***Lossiemouth Local Place Plan***

Please find attached the Lossiemouth Local Place Plan and information notice submitted to Moray Council by Lossiemouth Community Development Trust

The LPP can be viewed online and downloaded at – [www.lossietrust.org/localplaceplan](http://www.lossietrust.org/localplaceplan)

The LPP and the information notice have been prepared in accordance with the:

- Town and Country Planning (Scotland) Act 1997 as amended by the Planning, etc. (Scotland) Act 2019;
- Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021; and,
- Scottish Government Circular 1/2022 Local Place Plans.

The LPP covers the Lossiemouth area.

This Local Place Plan sets out to reflect the aspirations and priorities of the people of Lossiemouth, with the aim of informing Moray Council's review of the 2020 Local Development Plan (LDP) with regard to the next ten years, from 2025 to 2035.

Extensive community engagement throughout 2024 provided valuable insights into what residents cherish most about our town, as well as ideas for how Lossiemouth can become an even better place to live, work, and visit.

This feedback has helped shape a shared vision for the future of Lossiemouth, leading to the identification of six strategic priorities:

1. Tackling coastal erosion
2. Improving facilities for young people
3. Supporting a just transition to a more sustainable future
4. Enhancing public spaces
5. Strengthening local business, tourism, and the economy
6. Managing parking and motorhome use

The accompanying action plan outlines a range of initiatives—both ongoing and long-term—designed to address these priorities and support our collective vision for a thriving, resilient Lossiemouth.

The LPP and Information Notice contain the following information as required by Regulation 5(1) of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021:

1. Contact details for Lossiemouth Community Development Trust which is submitting the Plan for registration.
2. Evidence of undertaking the steps in Regulation 4 prior to the submission of the Plan.

3. A Statement explain of regard given to the Moray Local Development Plan 2020, National Planning Framework 4 and the Moray Local Outcome Improvement Plan in preparing the Local Place Plan.
4. A Statement setting out the community body's view of the level and nature of support for the Local Place Plan, and the basis on which the community body has reached that view.
5. The constitution of Lossiemouth Community Development Trust as the community-controlled body which is submitting the Local Place Plan.

Should you have any queries, please do not hesitate to contact us. We look forward to hearing from you.

Yours sincerely,

Alison

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Alison Read

**Development Officer**



**LOSSIEMOUTH**  
COMMUNITY DEVELOPMENT TRUST

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## 14. References

Scottish Government National Planning Framework 4 - <https://www.gov.scot/publications/national-planning-framework-4/>

Moray Local Development Plan 2020 - [http://www.moray.gov.uk/moray\\_standard/page\\_133431.html](http://www.moray.gov.uk/moray_standard/page_133431.html)

MLDP 2020 Vol 2: Settlement Statements – Lossiemouth - <http://www.moray.gov.uk/downloads/file133253.pdf>

Moray Local Outcome Improvement Plan (LOIP) - <http://www.yourmoray.org.uk/downloads/file118306.pdf>

National Place Standard Tool - <https://www.ourplace.scot/tool>

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<sup>i</sup> Scottish Government National Planning Framework 4 - <https://www.gov.scot/publications/national-planning-framework-4/>

<sup>ii</sup> Moray Local Development Plan 2020 - [http://www.moray.gov.uk/moray\\_standard/page\\_133431.html](http://www.moray.gov.uk/moray_standard/page_133431.html)

<sup>iii</sup> MLDP 2020 Settlements – Lossiemouth - <http://www.moray.gov.uk/downloads/file133253.pdf>

<sup>iv</sup> Moray Local Outcome Improvement Plan (LOIP) - <http://www.yourmoray.org.uk/downloads/file118306.pdf>

<sup>v</sup> Data drawn from [www.scotlandscensus.gov.uk](http://www.scotlandscensus.gov.uk)

<sup>vi</sup> Moray Economic Strategy 2022 - <http://www.moray.gov.uk/downloads/file147200.pdf>

<sup>vii</sup> Place Standard Tool - <https://www.ourplace.scot/tool>

<sup>viii</sup> Place Standard Tool with a Climate Lens - <https://www.ourplace.scot/Place-Standard-Climate>

<sup>ix</sup> MLDP 2020 Settlements – Lossiemouth - <http://www.moray.gov.uk/downloads/file133253.pdf>

<sup>x</sup> Moray Council Food Growing Strategy 2020 - <http://www.moray.gov.uk/downloads/file132750.pdf>

<sup>xi</sup> Moray Council's Community Benefit Guidance - <http://www.moray.gov.uk/downloads/file99070.pdf>

<sup>xii</sup> Moray Local Development Plan - Community Wealth Building Planning Guidance - <http://www.moray.gov.uk/downloads/file148992.pdf>

<sup>xiii</sup> Lossiemouth Breakwater Assessment report, JBA Consulting, 2015 - <http://www.moray.gov.uk/downloads/file98608.pdf>

<sup>xiv</sup> Local Place Plan Template, Moray Council - <http://www.moray.gov.uk/downloads/file154057.docx>

<sup>xv</sup> National Planning Framework 4 - <https://www.gov.scot/publications/national-planning-framework-4/>