

HOPEMAN VILLAGE STATEMENTS

THE PLANNING BACKGROUND

Hopeman is a popular coastal village of nearly 1,600 residents. The 1993-98 Local Plan aimed to safeguard the natural attractiveness of Hopeman and provided for some growth. Three sizeable housing sites were identified one of which has been fully developed at Golf Road, (West) with two houses having been built so far at Weddershill and no houses yet having been built at Golf Road (East). The village is well provided for in terms of facilities and has a number of areas of very high amenity, including the harbour which still has commercial facilities.

Hopeman's attractive foreshore and harbour are popular with day trippers and tourists and conflicts could arise between its residential role and its commercial and tourist potential. A major expansion to the caravan site has occurred which has increased visitor capacity, and traffic movement through the streets. At the same time, Hopeman is a popular residential location despite the constraints imposed on its expansion by previous Plans. The former landfill site to the west, and the golf course to the east have limited long term expansion into these areas and Plans for Hopeman have restricted any new development south of the main B9012 road, (Forsyth Street) in order to avoid excessive movement across such a busy route.

CHARACTER OF THE VILLAGE

Hopeman's character is that of a coastal fishing village with an older core area in and around Harbour Street. Within this central area traditional house styles dominate on reasonable sized plots. Outwith the central area, which extends south to the main road, more modern housing developments dominate with higher density, local authority housing to the west and a lower density private bungalow development to the east.

The character of the east foreshore area is particularly sensitive to the vernacular building styles found in and around the harbour area and along the northern ridge of MacPherson Street and School Road.

To the visitor the harbour promontory and the beaches are as much part of Hopeman's character as the built up area, and their setting is particularly worthy of protection.

OBJECTIVES

- (i) to protect and enhance the setting of the harbour and foreshore areas.
- (ii) To provide for additional housing development to the east end of the village only.

POLICIES AND PROPOSALS

In addition to the site specific requirements identified below and in development briefs, all developments must meet the terms of the Implementation policies (L/IMP1-8) in Chapter 8 (relating to siting, layout and design, character impact, landscaping, drainage, environmental and traffic impact). Subject to the scale of the development having a measurable impact on local community facilities, amenities or infrastructure, funding policies L/F1 Developer Contributions and L/F2 'Commuted Payments' in Chapter 7 may also apply.

BUSINESS ACTIVITIES

The Local Plan policies for business development are contained in Chapter 1 'Economic Development'.

HBR 1 Harbour Area (L/T6)

The Harbour retains a limited level of commercial activity, but it has more scope for recreational, tourist, or even residential use. The setting of the harbour and the cluster of buildings at the harbour promontory must not be adversely affected by new development. Where resources permit, the Council will promote an environmental improvement for the harbour area including the creation of an esplanade walkway connecting the harbour with the beach areas.

Industrial Sites (L/ED2, L/ED3)

I1 Forsyth Street

Site is suitable for development for a mix of office and storage uses and for business start up units. The eastern and southern boundaries of the site must be landscaped to minimise the visual impact of the proposal, particularly when viewed from the eastern approaches to the village. Storage uses should be restricted to the area to the rear of the garage with office uses and landscaping fronting Forsyth Street. The landscaping strip on the eastern boundary should be a minimum width of 10 m, incorporating tree and shrub planting. Appropriate fencing will be required on the western boundary to protect the amenities of neighbouring properties. The site will require to address localised flood risk.

Population 1570

Opportunity Sites

Opportunity Sites are sites which have the potential for redevelopment for a range of possible uses. The governing local plan policy is L/ED6 in Chapter 1. Other policies may apply pending the nature of the redevelopment proposal.

Opportunity Sites (L/ED6)

OPP1 Weddershill Farm

A redevelopment opportunity ideally suited to a sheltered or other specialist housing development. The site would also be suitable for tourist related development. A small commercial use may be accommodated on the site, provided that it was ancillary to the principal use of housing, or tourism and that it could be successfully integrated into the character of Forsyth Street. Located close to the centre of Hopeman the site has easy access to public transport, shops and public facilities. Access will be permitted directly onto the main B9012 (Forsyth Street). There are however, difficulties with surface water drainage, which at present constrain it.

TOURISM

The governing policies for Tourism are L/ED16 and 17 in Chapter 1 (Tourist Facilities and Accommodation and Roadside Signs). The Economic Development policies in Chapter 1 apply where relevant and policy L/CF4 in Chapter 5 safeguards established routes for walking, cycling, trails and cross-country skiing.

T1 The Caravan Park

The extensive area now given over to holiday caravans provides Hopeman with a major tourist asset. Facilities appropriate to tourist developments will be encouraged within this area, but must not intrude, physical or visually, on the foreshore area to the north.

T2 Coastal Footpath

The Council proposes to extend the existing coastal footpath from Burghead to Hopeman as far as Lossiemouth.

ENVIRONMENT

The policies for the maintenance and enhancement of the environment are found in Chapter 2 (Environment).

The principal policies for the local environment are L/ENV10 'Settlement Boundaries' and L/ENV18 'Public Amenity and Open Spaces' in Chapter 2, and L/IMP1 'Development in Built Up Areas' in Chapter 8.

Under the terms of policy L/ENV18 (Public Amenity and Open Spaces) a number of spaces have been identified which contribute to the environment and amenity of the town. The purpose of policy L/ENV18 is to protect the integrity of these spaces from inappropriate development and to ensure that their contribution to the amenity of the built up area is not compromised.

ENV1 Foreshore Area (East)

This area is to be protected from unsympathetic development due to the attraction and setting offered for the village and beach. No additional beach huts or any caravans will be permitted in this area. The Council will encourage the upgrading of existing beach huts and general improvements to footpaths, picnic areas, car parks and the access road serving the area. Landscaping, tree planting and improvements to the toilet block will also be encouraged.

ENV2 Informal Open Spaces

Informal open spaces (often traversed by footpaths) throughout the old part of the village, should be retained and protected from development.

There are wider environmental designations relating to areas of local, national and international scientific importance and to areas of high scenic and landscape quality which in most cases may relate to areas just beyond the settlement boundary. Where sites of scientific importance are found within settlement boundaries, these are designated as ENV in the Proposals Map.

- AGLV** The Area of Great Landscape Value includes the same foreshore areas as the Coastal Protection Zone on either side of the village.
- CPZ** The coastal area, north of the B9012 to the west of the village, and north of the golf course to the east, is designated as part Coastal Protection Zone.
- SINS** The whole of Hopeman foreshore is designated a Site of Interest to Natural Science in view of its geological interest and its value for breeding sea birds.

Detailed maps of all the above are held by The Moray Council.

HOUSING

The main governing local plan policy for new housing developments is L/H3 in Chapter 3 (Servicing and Layout of new Housing Developments). Policy L/H7 in Chapter 3 (Affordable Housing provision) may also apply pending on the size and location of the development.

R1 Golf Road (East) (5.25HA)

This area for housing development should consolidate the eastern boundary of the town at the Golf Course road. Density should be similar to neighbouring housing and access will be permitted via Golf Road to the north, or Lodge View to the west. Improvements to the junction at Millfield Drive with East Road must be carried out to the Moray Council's adoptable road standards. Access will only be permitted to the Golf Club Road if it is reconstructed to adoptable standard as a general access road and its junction to B9040 similarly improved. Proposals should provide for a landscape/planted edge on the eastern and southern boundaries of the site to an average depth of 15m, in order to provide a screened "permanent" edge to the town and to soften the impact of new development from the main entrance from the east. A Planning Consent for 67 houses was granted in 1996.

COMMUNITY FACILITIES

The governing local plan policy for community facilities is L/CF1 in Chapter 5.

CF1 Playing Fields/Playground

This area should be retained and upgraded to provide improved recreational facilities for children. The Council would encourage a community led project to upgrade facilities in this area together with the neighbouring ENV1 area to the east.

UTILITIES AND SERVICES

Waste Water Treatment

Hopeman is served by a settling tank, which has recently been extended to cope with new housing development. Sewage will ultimately require to be fully treated before discharge into the sea. A joint works linking the coastal towns to a new facility at Oakenhead, near Lossiemouth is under consideration by NOSWA.

