

2001 Population.....162

(Source: 2001 Census)

Households.....69

Objectives

- To limit further development of the village in particular the linear extension of the village along the B9012 in order to prevent coalescence with Hopeman and Burghead
- To preserve the existing form of the village

Proposals

Water and Drainage

There is adequate capacity to accommodate the level of development but it is essential that developers should contact Scottish Water at an early stage. Foul drainage must be connected to the public sewer.

Roads

All comments on road infrastructure requirements are intended to be of assistance to developers and advise them generally of improvements that are likely to be needed in order to service the site. These requirements are not exhaustive and do not pre-empt anything that might result from a Transport Assessment.

Housing

R1 Filling Station

This site could be redeveloped for one or two house plots.

R2 Seaview Road

The site extends to 0.62 hectares and is suitable for up to 4 houses. No development shall take place on this site until an investigation is undertaken to identify any detrimental impact to that development from potential contamination in the vicinity; and full implementation of any resultant remediation strategy agreed in writing with the Planning Authority, to satisfactorily mitigate the effects of any identified contamination. Access to the site shall be taken via an extension of Seaview Road.

Environment

The following sites are identified as open spaces which contribute to the environmental amenity of Cummingston. The over-riding policy E4 applies to each of these sites.

ENV4 Playspace for Children and Teenagers

Play area/car park

ENV8 Foreshore Areas

Headland

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

CUMMINGSTON



1:5,500

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