

Cummingston

Hierarchy Status/Objectives/ Issues

Cummingston is a third tier settlement

- 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

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 Filling station

0.17ha, capacity 1 or 2 houses

This site could be redeveloped for one or two house plots. There may be contamination issues arising from the site’s former use.

R2 Seaview Road

0.62ha, capacity 4 houses

This site extends to 0.62 hectares and is suitable for up to 4 houses. Access to the site will 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 E5 applies to each of these sites.

ENV4 Playspace for Children and Teenagers

Play area/car park

ENV8 Foreshore Areas

Headland

Wider Environmental Designations

There are a number of environmental designations immediately outside of the settlement boundary which will require to be observed.

CPA Coastal Protection Zone

AGLV Area of Great Landscape Value

SAC Special Area of Conservation

SSSI Site of Special Scientific Interest

