

THE PLANNING BACKGROUND

Development within the period 1993-98 is limited to planning permission for 2 new houses at the west end of the village along Seaview Road (R1).

CHARACTER OF THE VILLAGE

Cummingston is essentially a one street linear village, Seaview Road being a recent addition. Its character is one of single to one and a half storey houses on generous plots lining the main road frontage. Cummingston is a residential village without shops or services.

No additional housing sites have been allocated as Cummingston has now reached its environmental capacity and foul drainage is at capacity. Septic tank arrangements are not considered to be a suitable alternative.

OBJECTIVES

- (i) To limit further development of the village but particularly linear extension of the village along the B9012, in order to prevent coalescence with Hopeman and Burghead.
- (ii) To preserve the lineal form of the village within existing boundaries.

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 'Commutated Payments' in Chapter 7 may also apply.

BUSINESS ACTIVITIES

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

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.

OPP1 Filling Station

In the event of redevelopment proposals for the site, the area may be permitted to extend northwards to the line of the rear of neighbouring properties, in order to enable development of two house plot sites. Development may be subject to drainage constraints.

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 Headland

An area to the north of the village, linking the village with the line of the coastal footpath is designated as open space.

ENV2 Play Area/Car Park

To be retained as an important community facility.

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' designation extends along the coast but does not include the built-up area of the village.

- CPZ** The coastal area, east and west of the village, to the north of the road, is designated a Coastal Protection Zone.

- SSSI** The Masonhaugh 'Site of Special Scientific Interest' boundary, designed for geological interest, lies to the north of the village.

- SINS** The foreshore area is designated as a 'Site of Interest to Natural Science'.

- Coastal Footpath** The Moray Council has developed a coastal footpath from Burghead via Cummington to Hopeman. It is intended to extend this to Lossiemouth.

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

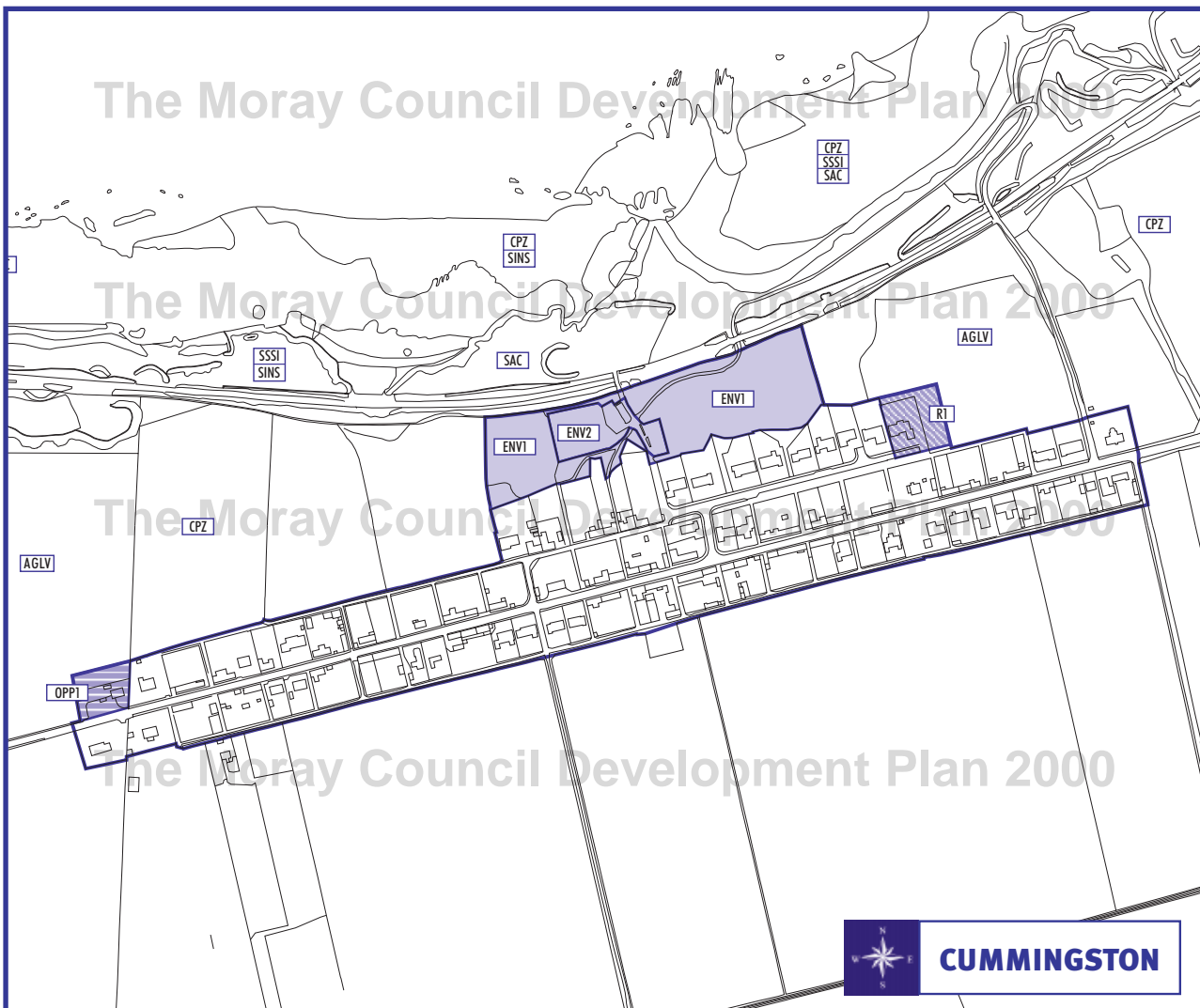
HOUSING

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 Seaview Road
Planning permission has been granted for 2 houses.

WASTE WATER TREATMENT

The Sewage Treatment Works is operating at capacity. Any new development will not be permitted to make direct untreated connection to the public sewer.



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