



Population  
**180**



Households  
**75**



Settlement Hierarchy  
Smaller Towns &  
Villages

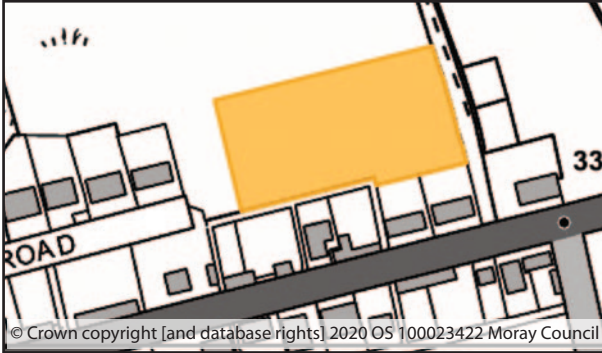
### Development Strategy / Placemaking Objectives

- Restrict growth to prevent coalescence with Hopeman and Burghead. Linear extension along the B9040 is not supported.
- To preserve existing linear form and character of the village.
- Cummingston has a linear street pattern, with strong building line directly onto the road edge. A mix of single and 1.5 storey stone and slate houses, with simple forms and traditional proportions is characteristic of Cummingston. Gabled and hipped dormers are common features.
- Development proposals in the Special Landscape Area must reflect the traditional settlement character in terms of siting and design and respect the special qualities of the designation.

Developers are referred to page 1 for additional notes on Placemaking, Infrastructure, Transportation, Developer Obligations, Key Design Principles and Landscaping definitions.

**HOUSING**

**R1 Seaview Road 0.6 ha 4 units**



- Development commenced. Maximum of 4 units will be permitted.
- Access to be provided via extension to Seaview Road.
- Drainage Impact Assessment (DIA) required.

**ENVIRONMENT/GREEN INFRASTRUCTURE**

Open space that contributes to the environmental amenity of Cummingston will be safeguarded from development that is not related to their current use as set out in the table below.

REF	Type of Open Space	Location
ENV3	Playspace for children and teenagers	Seaview Road Play Area
ENV6	Natural/Semi-Natural Greenspace	Headland Seaview Road

**WIDER ENVIRONMENTAL DESIGNATIONS**

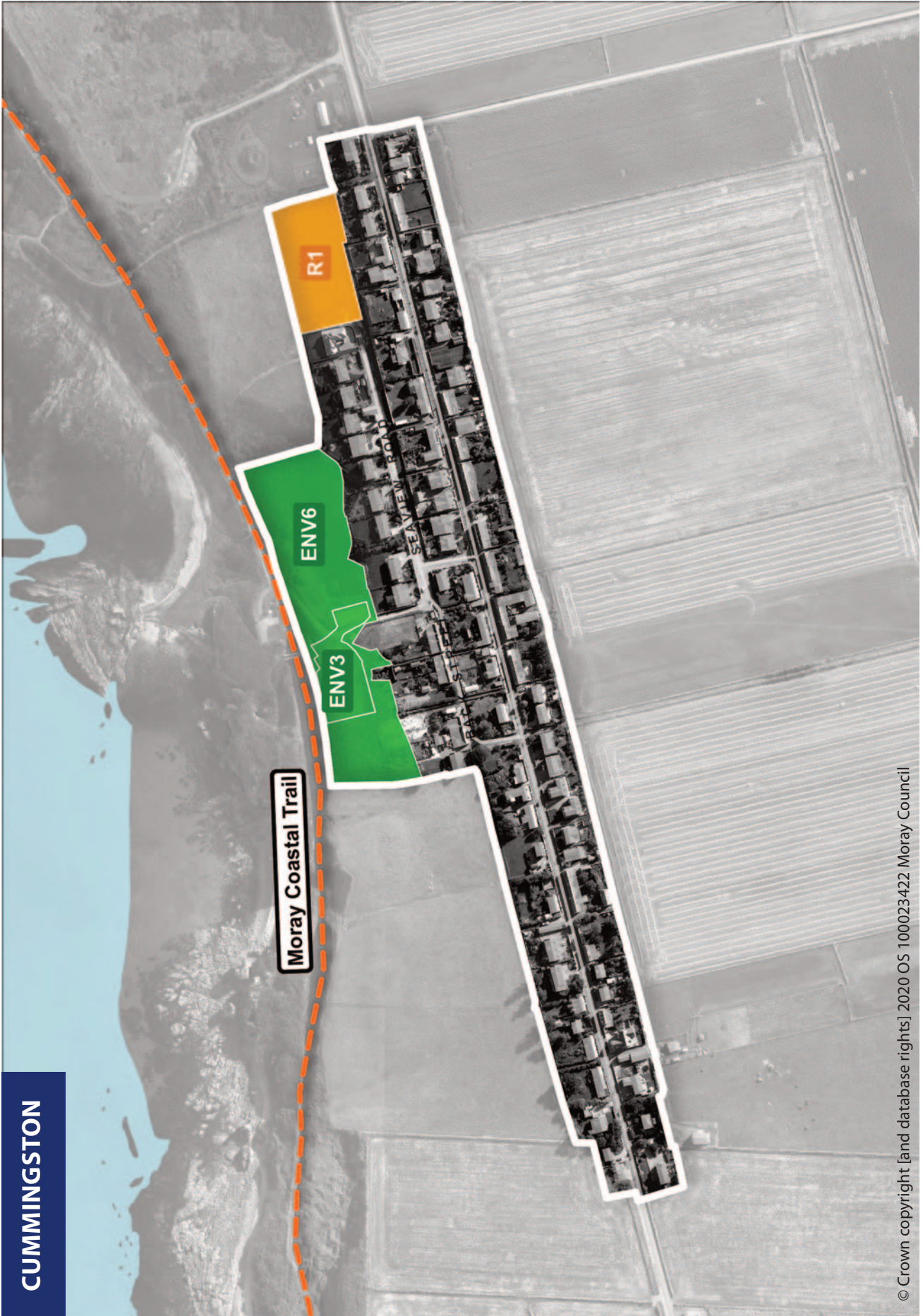
REF	Type of Environment Designation	Specification
SAC	Special Area of Conservation	Moray Firth
SLA	Special Landscape Area	Burghead to Lossiemouth Coast
pSPA	Proposed Special Protection Area	Moray Firth
SSSI	Site of Special Scientific Interest	Masonhaugh

**INFRASTRUCTURE**

Sites identified will be required to contribute to the following infrastructure to mitigate the impact of the development on existing infrastructure. Other development will be expected to contribute (e.g. windfall, rural development and acceptable departures from the LDP). The infrastructure requirements set out below are not exhaustive and do not pre-empt anything that may arise including alternative means to increase capacity at planning application stage when a detailed assessment will be undertaken. Further information on infrastructure requirements and developer obligations is set out in the Developer Obligations Supplementary Guidance.

Type of Infrastructure	Mitigation Measure	Sites
Healthcare	Extension to Moray Coast Medical Practice	R1





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