



Population
1,475



Households
661



Settlement Hierarchy
Smaller Towns &
Villages

Development Strategy / Placemaking Objectives

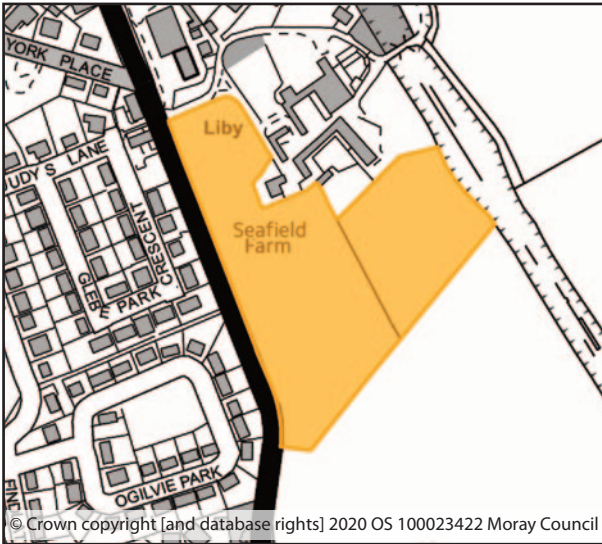
- Conserve and enhance the distinctive built heritage and integrity of the Conservation Area.
- New development must respect the traditional and historic character which defines the settlement.
- To promote interest in the identified housing site at Seafield Road.
- Identification of small business site.



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

HOUSING

R1 Seafield Road 3.39 ha 55 units



- Proposals must comply with the Key Design Principles set out in figure 1.1.
- The site will provide a gateway into the settlement. Proposals must be designed to reflect this.
- Phased Development may be acceptable where the policy terms have been met.
- Separation from Seafield Farm may be required to avoid potential conflicts.
- No individual driveways/access onto Seafield Road will be permitted. All houses must be serviced by an internal road layout.
- Investigate providing crossing point onto footway on western side of road, providing a link that leads to the Primary School.
- Transportation Statement required.
- Drainage Impact Assessment (DIA) required.
- A Pocket Park must be provided.

Figure 1.1 Key Design Principles R1 Seafield Road

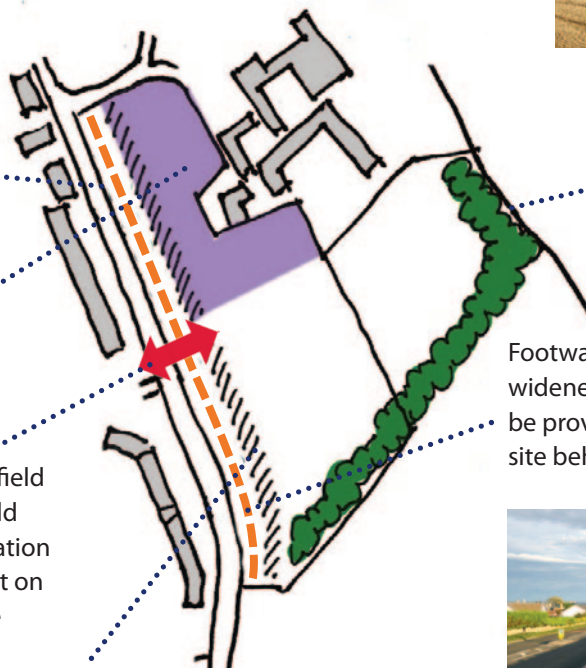


The stone wall must be retained.

Character area to reflect traditional farm buildings and layout eg steadings, courtyard.

New priority junction onto Seafield Road required. The existing field access could be a potential location and would minimise the impact on the stone wall. This will require widening and upgrading.

Houses must front onto Seafield Road.



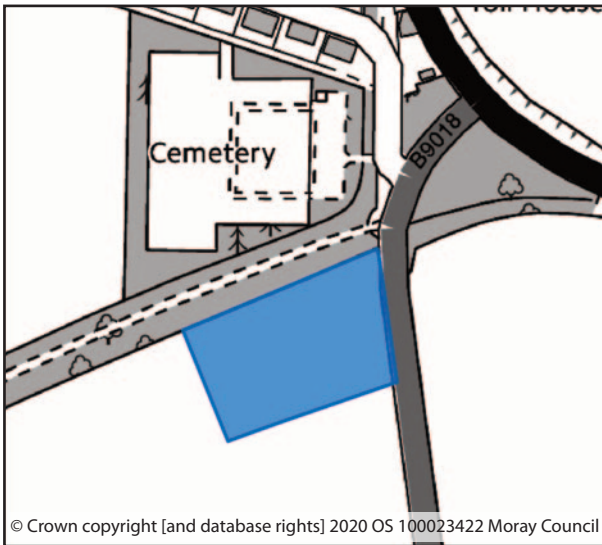
Landscaping along the eastern and southern boundary is required to provide shelter and a sense of enclosure.

Footway along the frontage to be widened to 3m. Alternatively this can be provided as a 3m path within the site behind the stone wall.



EMPLOYMENT

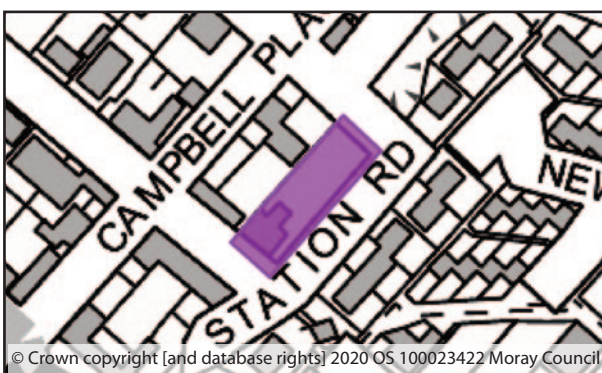
I1 Site South of Cemetery Industrial Estate



- Small development opportunity for business uses within Class 4 (Business) or light industrial uses that are compatible with the scale of the site and the historic setting.
- The site is located within the Cullen House Garden and Designed Landscape and is adjacent to the formal entranceway.
- Proposals must demonstrate that a suitable access into the site can be achieved which is not detrimental to the formal entranceway into the Designed Landscape. This must be discussed with Historic Environment Scotland and the Roads Authority to determine suitability.
- Access to be taken off B9018. A Traffic Speed Survey will be required, with all costs met by the developer, to establish the appropriate visibility splay and therefore determine access location. Access location must consider the impact of providing required visibility splays on the designed landscape and third party land, on both sides of the road. Third party land owner agreement is likely required to provide and maintain the visibility splay.
- Additional or relocated bus stops to be investigated with Moray Council. New footways along the site frontage that link north to bus stops and to the existing footpath network in Cullen will be required.
- Landscaping must be provided along the northern boundary of the site to provide separation between development and the formal avenue.
- Landscaping must also be provided along western and southern boundaries to provide visual containment and enclosure.
- Regionally significant cropmark of a ring ditch. A 10% targeted evaluation of known features and monitored topsoil strip of all remaining areas is required.

OPPORTUNITY SITES

OPP1 Blantyre Street 0.9 ha



Suitable Uses

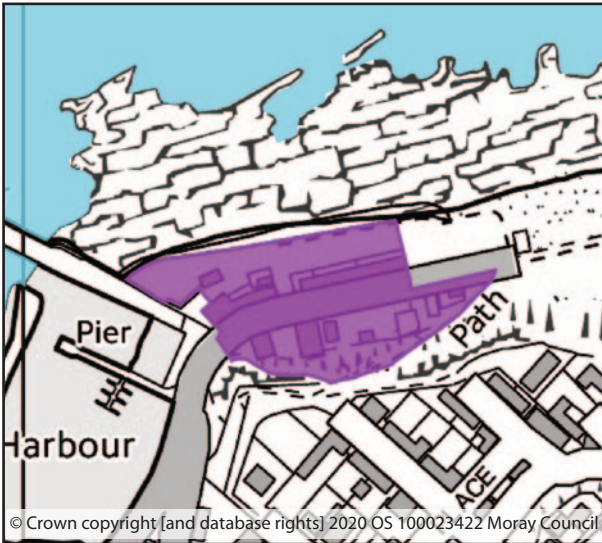
Business/Residential

Site specific requirements

- Potential for redevelopment to an alternative use.
- Any business activity would require to be compatible with surrounding residential use, including noise emissions.



OPP2 Port Long Road 0.85 ha



Suitable Uses

Commercial/business/tourism/residential

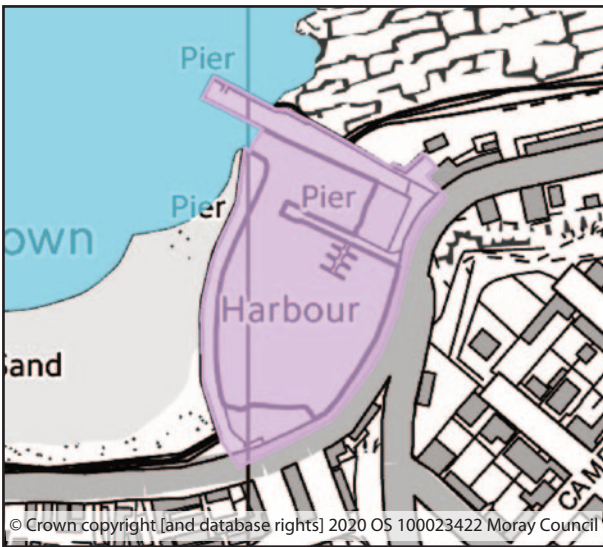
Site specific requirements

- Primary function of the area is for commercial and business use.
- Residential and tourism uses may be acceptable if it can be demonstrated that the proposed uses are compatible with existing uses and that any potential land use conflict can be mitigated.
- Substantial traditional stone and slate building must be converted/reused. New building proposals must reflect the traditional character in terms of style and materials.
- A Noise Impact Assessment (NIA) may be required.
- A Contamination Assessment may be required for any change of use to residential.
- Transport Statement or Assessment requirement to be assessed once development proposals are identified.
- Development must incorporate an upgrade to Core Path CU07 and the adjacent footpath to the south of the site from lower Blantyre Street to Portlong Road. Core Path CU06 goes through the centre of the site on a road with no pavement and the development must separate vehicles from non-motorised users.
- Drainage Impact Assessment (DIA) required.
- A Flood Risk Assessment (FRA) Level 2 is required which must take wave action and coastal surge into account.
- Development to be connected to mains water and sewerage, or otherwise to demonstrate that there will be no adverse effect on the integrity of the proposed Moray Firth Special Protection Area (pSPA) or cause changes in water quality affecting the habitats and prey species that the qualifying interests of the pSPA rely on.
- Development enabling significant levels of water-based activities to demonstrate that there will be no adverse effect on the integrity of the proposed Moray Firth Special Protection Area (pSPA) caused by disturbance.



TOURISM

T1 Harbour



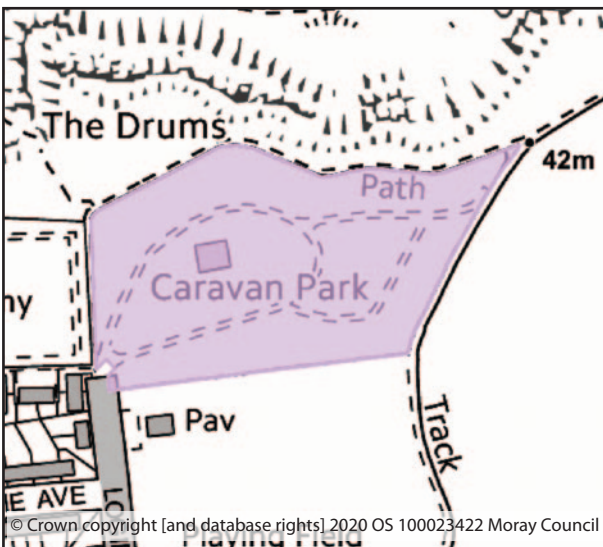
Suitable Uses

- The harbour will be reserved for uses related to recreational sailing and leisure to encourage more tourist and visitor activity within the town.

Site specific requirements

- Development enabling significant levels of water-based activities to demonstrate that there will be no adverse effect on the integrity of the proposed Moray Firth Special Protection Area (pSPA) caused by disturbance.

T2 Caravan Site



Suitable Uses

- This must remain as a holiday caravan site as part of Cullen's tourism infrastructure.
- Development for alternative uses will not be permitted.

T3 SUSTRANS Cycle Route

The route of the SUSTRANS National Cycle Route passes through Cullen and must be safeguarded from development.

T4 Moray Coastal Trail

The Moray Coastal Trail runs through Cullen and will be protected and safeguarded from development.



ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Cullen 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
ENV2	Amenity Greenspace	Bayview Road; Seafield Road
ENV3	Playspace for Children and Teenagers	Ogilvie Park
ENV4	Sports Areas	Playing Fields; Bowling Green and Tennis, School Playing Fields
ENV5	Green Corridors	Old Railway Line; Coastal Slope; Dismantled Railway Line
ENV6	Natural/Semi-Natural Greenspace	Land to the rear of Findlater Drive; Rear of New View Court; West beach and car park area
ENV7	Civic Space	The Square
ENV9	Cemeteries and proposed extensions	Cullen Cemetery
ENV10	Private Gardens/Grounds	Cathay House

WIDER ENVIRONMENTAL DESIGNATIONS

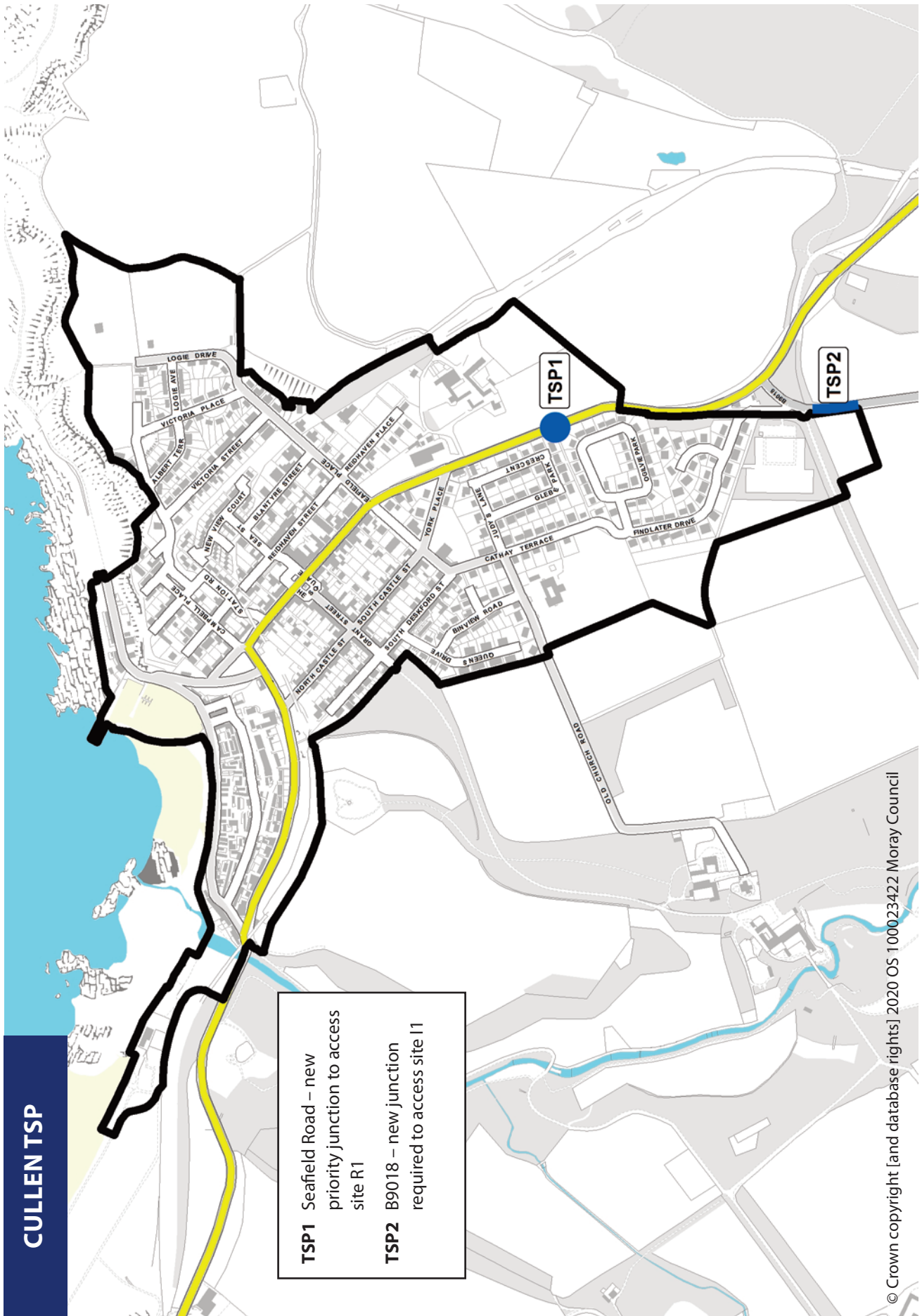
REF	Type of Environment Designation	Specification
SLA	Special Landscape Area	Portgordon to Cullen
CA	Conservation Area	Cullen Seatown; Cullen Victoria Street
GDL	Garden and Designed Landscape	Cullen House

INFRASTRUCTURE

Sites identified will be required to contribute to and/or provide the infrastructure identified below and shown on the Transport Proposal (TSP) Map 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
Education	New Build or alternative provision	R1, OPP1, OPP2
Healthcare	Reconfiguration of Seafield and Cullen Medical Practice	R1, OPP1, OPP2

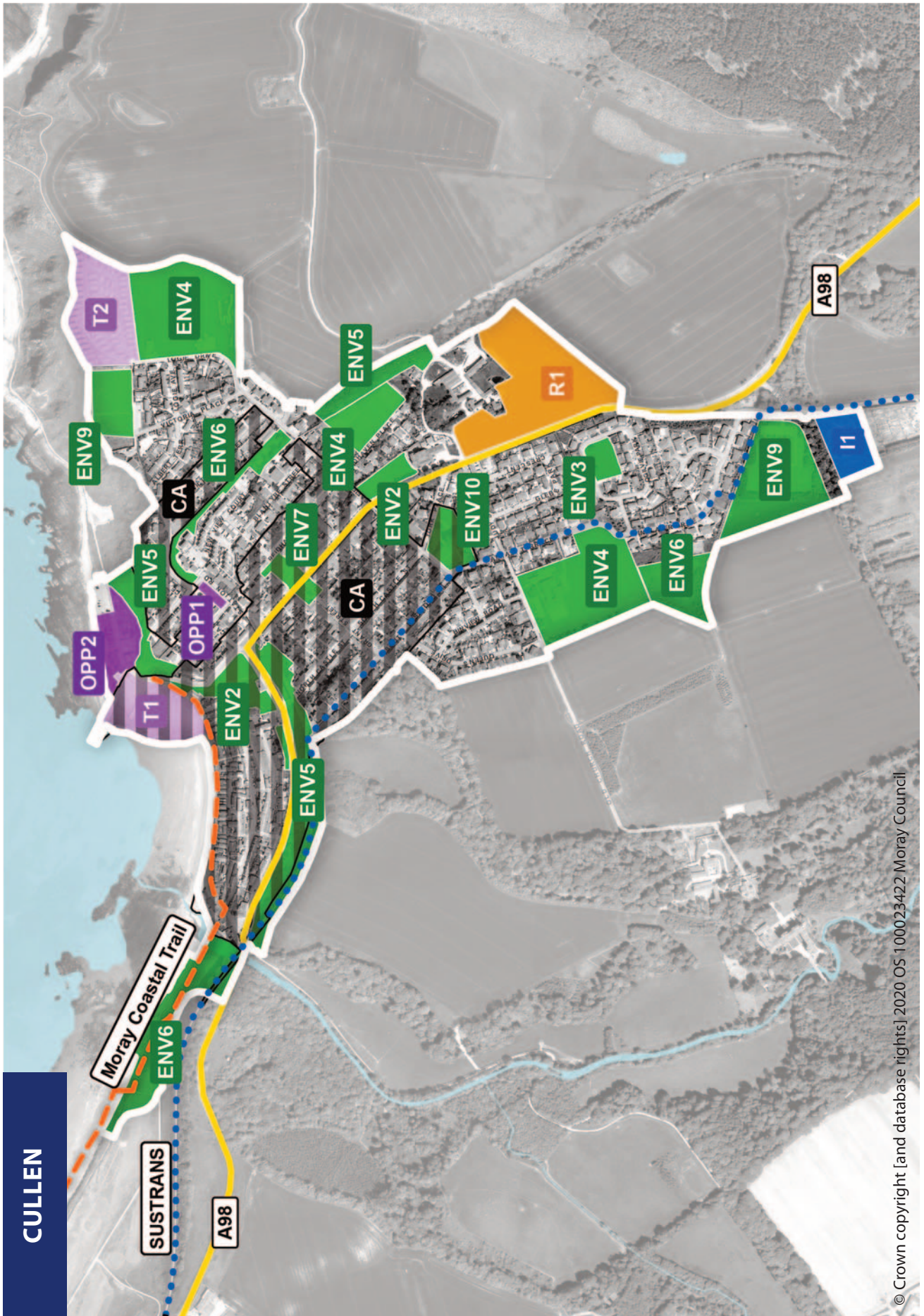




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CULLEN TSP





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