

# **Cullen and Deskford Local Place Plan 2025-2030**



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Prepared by Cullen and Deskford Community Council, with support from the Community Development Officer (Cullen and Deskford), The Three Kings Cullen Association, and with contributions from the communities of Cullen and Deskford.

We will submit the Local Place Plan to Moray Council, under s.4(1) of The Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021, to inform the Moray Local Development Plan 2027.

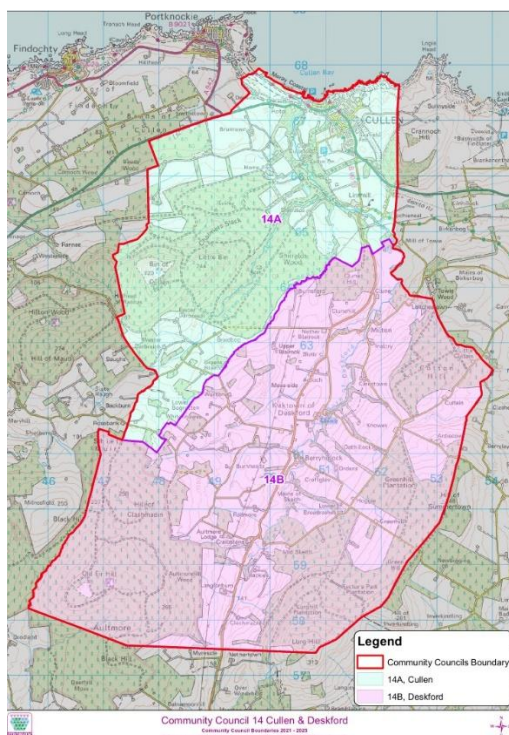
## Introduction

The Cullen and Deskford Place Plan 2025-30 has been developed to provide a clear and inclusive vision for the future of our community. At its core, this plan aims to highlight the unique strengths of Cullen and Deskford, address pressing needs, identify opportunities for growth, and align with the aspirations of residents. By doing so, the plan will become a vital tool for shaping the social, economic, and environmental fabric of Cullen and Deskford.

One primary purpose of the plan is to recognise and celebrate the areas's strengths. From its rich heritage and vibrant cultural identity to its picturesque coastline, rolling landscape and tight-knit communities, Cullen and Deskford have much to offer. The plan will ensure these assets are preserved and leveraged to benefit current and future generations.

Equally important, the plan seeks to address community needs. By gathering input from residents, we will identify gaps in services, infrastructure, housing, and employment opportunities. Listening to community voices will guide us in prioritising resources and ensuring no one is left behind.

The Place Plan also identifies areas for development. Whether it's improving public spaces, boosting tourism, or fostering local businesses, the plan will serve as a roadmap for sustainable and inclusive growth. Collaborative efforts between residents, local organisations, and authorities will ensure initiatives are practical and aligned with the community's values.



Finally, the plan reflects the aspirations of the people of Cullen and Deskford. It provides a platform to articulate a shared vision for the future—one that captures residents' hopes for thriving, resilient, and connected communities.

By producing the Place Plan, we aim to empower the community, attract investment, and secure support for projects that enhance quality of life. This is not just a document; it is a commitment to the people of Cullen and Deskford and to their potential for a flourishing future.

## **A Focus on....**

### **History and Heritage**

Cullen, nestled on the picturesque Moray coast, is a town steeped in history and rich in heritage. Its origins can be traced back to medieval times, with records suggesting it was a settlement as early as the 12th century. Cullen's historic significance is underpinned by its royal connections and, notably, in 1327, King Robert the Bruce's Queen, Elizabeth de Burgh, died at Cullen and her entrails were buried at the Auld Kirk.

The town's heritage is intricately tied to its coastal setting. Once a bustling fishing village, Cullen thrived during the 19th century as part of Scotland's thriving herring industry. The harbour, designed by renowned engineer Thomas Telford, remains a symbol of this maritime legacy.

Architecturally, Cullen boasts a unique blend of old and new. Its charming "Seatown" features traditional fisherman's cottages painted in bright colours, while the striking Cullen viaducts, relics of the railway age, dominate the landscape.

Cullen is also the birthplace of the iconic dish, Cullen Skink, a creamy smoked haddock soup celebrated worldwide, and hosts the Cullen Skink World Championships each year.

Deskford boasts a rich history, tracing back to the Sinclairs of Findlater in the 14th century. Deskford Castle, their inland retreat, became a notable Tower House, later expanded by the Ogilvies, who inherited it in 1437 and ultimately founded the Seafield dynasty. The castle complex included formal gardens, an orchard with Scotland's largest ash tree, and the 1551 Sacrament House, a masterpiece of Scottish ecclesiastical art. While much of the castle is lost, the Muckle Hoose, Tower remnants, and Deskford Church survive, albeit in part. These landmarks are recognised in the Historic Environment Register for their significant contribution to the region's heritage.

Lower Deskford is a treasure trove of Pictish heritage, featuring significant archaeological and historical sites. Surrounding hills host fortifications and numerous barrows or burial grounds, hinting at ancient settlement and ceremonial activities. Finds in the area include Roman coins and silver hoards, but the most extraordinary discovery was made in 1816 near Leitchestown Farm—a fragmentary Carnyx.

The Carnyx, a rare Celtic war trumpet head, was initially found as a corroded lump of metal. Having been restored by conservators at the Scottish National Museum, it is shaped like a boar's head with a wooden tongue and would have been mounted on a seven-foot-long trumpet and dating back to 80-300AD, it is Britain's only surviving Carnyx.

### **Business and Economy**

Cullen's business and economy are deeply rooted in its coastal heritage and tourism appeal. Once thriving on fishing, the town has transitioned into a hub for local craftsmanship, hospitality, and small enterprises. Its picturesque setting and historic charm attract visitors, supporting a vibrant hospitality sector, including cafes, guesthouses, and shops offering local produce and crafts. Cullen's economy also benefits from its culinary fame, being the home of



Cullen Skink, and outdoor activities such as golfing, coastal walks, and watersports which foster sustainable growth, while celebrating Cullen's unique character and traditions.

Forestry, farming and agriculture have long been central to Deskford, shaping its rural character and economy. The area's fertile soils and sheltered location in the Strath of Deskford make it ideal for mixed farming, including crops such as oats and barley, which supply the local whisky distilleries.

## **Tourism**

Cullen is a thriving destination for tourists seeking natural beauty, history, and charm. The town's sandy beaches, cliffs, and crystal-clear waters attract outdoor enthusiasts and nature lovers. Visitors can enjoy coastal walks along the Moray Coast Trail and for golfers, there is the Cullen Links Golf Club, one of Scotland's oldest courses. Cullen is popular for paddleboarding and surfing and is home to coastal rowing opportunities at Cullen Sea School.

The iconic Cullen viaduct offers a newly-completed lit all-abilities path, connecting it with Portknockie and the famous Bow Fiddle Rock, with fabulous views across the Moray Firth to Caithness and visitors and locals alike can enjoy the dramatic sunsets and the impressive Northern Lights.

The Cullen Motorhome Stopover site opened in 2024 and has proved extremely popular with visitors. The site can accommodate 13 motorhomes and is situated on the seafront at Port Long Road. Cullen also provides static caravan accommodation at the Cullen Bay Holiday park and numerous hotels, guest houses and AirBnB lets.

Discover Cullen has been supporting the tourism industry in Cullen since the late 1990s and Cullen Tourist Office is open from Easter to October welcoming visitors to the town".

## **Transport**

The area benefits from good transport links that connect it to the wider Moray region and beyond. Cullen is situated along the A98, providing direct road access to neighbouring coastal communities and major towns like Buckie and Banff.

Public transport options include regular bus services, offering convenient routes to Elgin and Aberdeen and both Cullen and Deskford have recently benefitted from increased local provision through Moray Council's M.connect services.

## **Community Facilities**

There are a range of community facilities that enhance the quality of life for residents and visitors. Both Cullen and Deskford host Halls, Community Centres and recreational buildings which serve as hubs for local activities and events and which are run by dedicated volunteers from within the community.

Some of those facilities, have been taken on by local groups and notably the Cullen Community and Residential Centre and public toilets at the Links and Square, which were subject to Community Asset Transfers to The Three Kings Cullen Association, and the Harbour toilets, which were taken on by the Three Harbours Association, all when Moray Council was no longer able to operate them.

## Our Community

The 2022 Census shows Cullen and Deskford have notable populations in older age brackets with 55% being aged over-55 years with the most common age being 75 years.

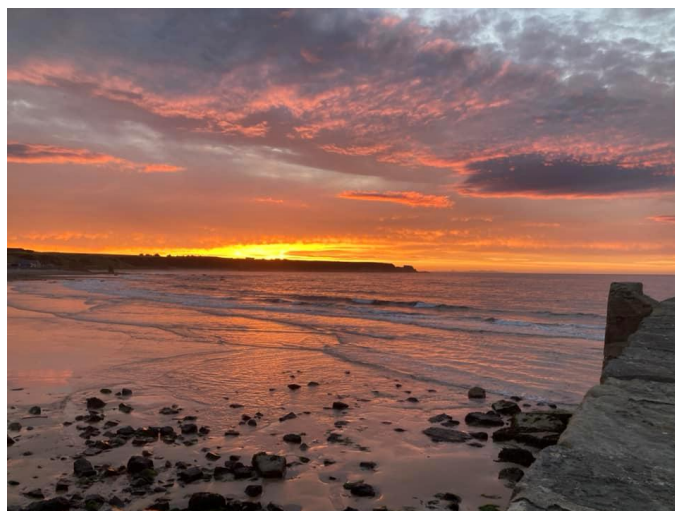
Total population	1,239
Population (under 16)	202
Population (over the age of 16) -	1,037

No aged 55 - 64	207	Women - 113	Men - 90
No aged 65 - 74	216	Women - 109	Men - 106
No aged 75 - 84	167	Women - 97	Men - 73
No aged over 85	63	Women - 44	Men - 15

*(Census 2022 statistics currently available)*

Children and under-55 years adult number are slightly below national averages with only 71 residents or 5.7%, being aged 20-29 years.

The area sees 82% of households with access to a vehicle, indicating reliance on personal transport. General health ratings show 49% of residents in very good health, slightly below national averages. These figures are important in directing and informing the future resilience of the area in terms of emergency planning and longer-term sustainability.



## OUR VISION FOR CULLEN AND DESKFORD

**The communities of Cullen and Deskford are successful, achieving and inclusive with the confidence, capability and capacity to tackle the things that matter to them.**

## What Previous Community Engagement Told Us

It is important to note, that although previous engagements had been based in Cullen, residents of Deskford, with its own identity and needs, had close ties to Cullen town accessing the school, shops and facilities there and therefore were invited to take part. We took the results from all the engagements in recent years to start building a picture of what was important to the local community. This included feedback from 30

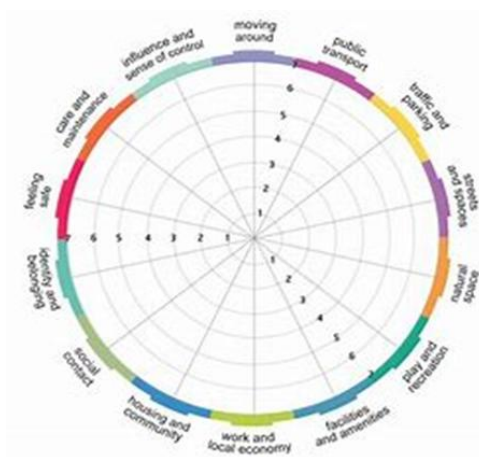


participants at the Eco-Village project, the pupils of Cullen Primary School and the aspirations of more than 100 members of the community, who supported the Community Asset Transfer of the Cullen Community and Residential Centre, from Moray Council to The Three Kings Cullen Association, in 2021.

We identified 20 topics from the results, including a few emerging issues, and took them to the Cullen Gala 2024. We asked people there to identify their top five priority topics and to highlight which one was most important to them and why. The exercise was completed by 58 Cullen and Deskford residents. (see Appendix 1)

We incorporated these results, together with the Place Standard themes, into the Cullen Community Place Plan Survey, which we undertook in October/November 2024, through survey forms, focus groups and survey monkey, which we promoted in the Cullen Connected Newsletter, which is delivered hard-copy to every household, on the local Facebook pages, through all local Committees, activity groups and posters in shop windows, to help inform the forthcoming Moray Local Development Plan 2027-2034 and to form the basis of the Cullen and Deskford Community Action Plan 2025-2030.

## What is the Place Standard?



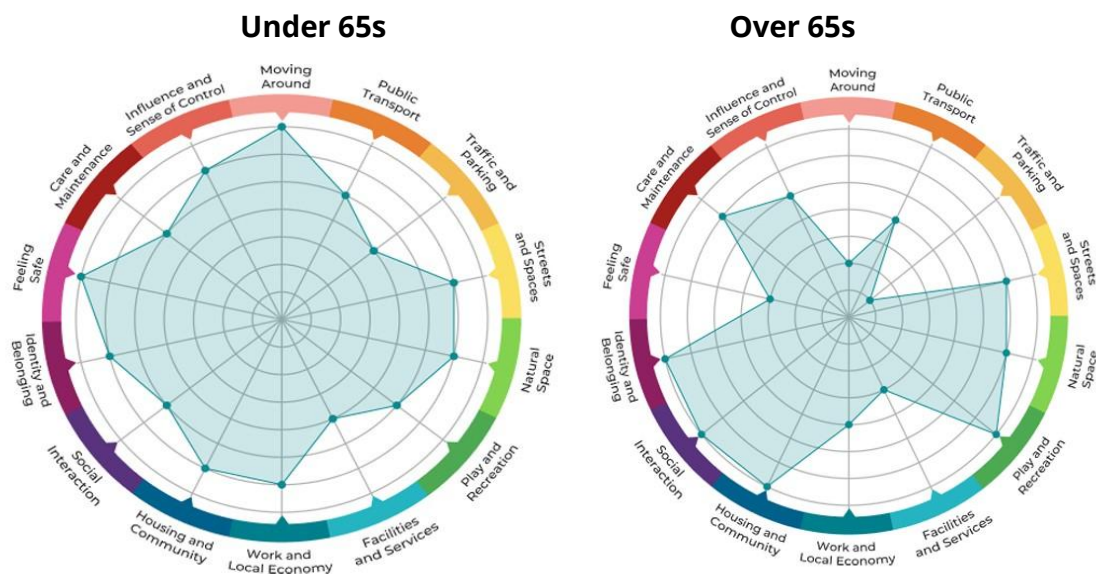
The **Place Standard** is a tool developed in Scotland to assess and improve the quality of places, supporting healthier and more sustainable communities. Created by the Scottish Government, NHS Health Scotland, and Architecture and Design Scotland, it evaluates 14 themes, including housing, green spaces, transport, and community safety. Users rate each theme on a scale from 1 to 7, ensuring future developments meet community needs.

## The Place Plan Community Survey

We asked the community 40 specific questions (see Appendix 2) and wanted to know people's thoughts now and also, bearing in mind the aging population, what they would expect to think in five years' time, if nothing were to change, other than that they would be five years older.

We received over 170 responses.

### What people said about Cullen and Deskford now



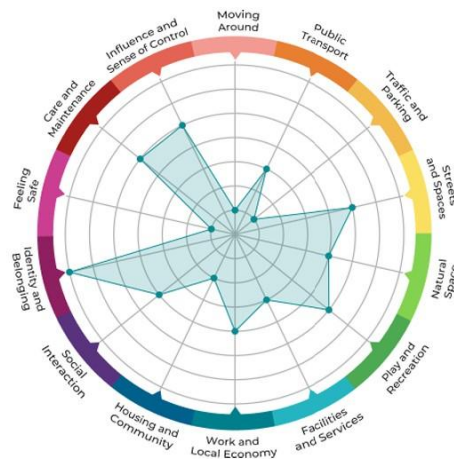
Topic	Under 65's now	Over 65's now
Moving Around	Yellow	Red
Public Transport	Yellow	Yellow
Traffic and Parking	Yellow	Red
Streets and Spaces	Green	Green
Natural Space	Green	Green
Play and Recreation	Yellow	Green
Facilities and Services	Yellow	Yellow
Work and Local Economy	Green	Green
Housing and Community	Green	Green
Social Interaction	Yellow	Green
Identity and Belonging	Green	Green
Feeling Safe	Green	Yellow
Care and Maintenance	Yellow	Green
Influence and Sense of Control	Green	Yellow

Most improvement required

Least improvement required



## What people aged 65+ said about Cullen and Deskford, in five years time



Topic	Over 65's in five years' time
Moving Around	
Public Transport	
Traffic and Parking	
Streets and Spaces	
Natural Space	
Play and Recreation	
Facilities and Services	
Work and Local Economy	
Housing and Community	
Social Interaction	
Identity and Belonging	
Feeling Safe	
Care and Maintenance	
Influence and Sense of Control	



Whilst there was common scoring on a few of the Place Standard Themes for example natural space and identity and belonging, which scored highly across all ages, there was a stark contrast in the scoring of housing and community, moving around and feeling safe by those aged 65+ and under other themes, a downwards trend, when looking five years ahead.

Crossing the A98 becomes increasingly of more concern, added to which will be the inability of some members of the community to walk up to the Community Centre to access activities there.

With decreasing mobility through personal physical decline and increasing health issues, people are feeling they will have to restrict their current activities, stop driving, stop volunteering and travel far less for their shopping meaning they will become more Cullen- or Deskford- centric. For some, their homes would no longer be suitable and due to the lack of suitable accommodation within the community, they feel they would be forced to move away.

## Assets, Needs, Opportunities and Challenges

We took the opportunity to evaluate the assets, needs, opportunities and challenges of the communities, to assess the local resources and infrastructure and the wider influences of economic trends and environmental risks, based upon comments received from survey respondents.

### Assets

- Natural Space - beach, woods,
- Access onto viaduct and paths
- Location and attractive town
- Wildlife
- Community activities
- Heritage and Culture
- Play and recreation
- Good quality housing stock
- Feeling Safe
- Community spaces and allotments
- Volunteering opportunities
- Farmers
- Rich agricultural land
- Local businesses
- Community belonging and identity



There is an abundance of natural beauty and resources that the community value highly. From the stunning beaches and tranquil woodlands to the viaduct with its accessible paths, these spaces offer both residents and visitors a chance to connect with nature and embrace outdoor recreation. Wildlife, including the Firth's resident dolphins, thrives in the area, adding to its charm and ecological significance.

Nestled in attractive and well-located settlements, our community enjoys a strong sense of belonging, underpinned by cooperation and a vibrant community spirit. Heritage and culture play a significant role here, with traditions and stories that foster pride and connection among generations. Community spaces, such as allotments, play areas and halls, provide opportunities for activities and social interaction.

The availability of good-quality housing stock ensures a stable and welcoming environment, further enhancing the collective sense of safety, which our community rates highly. However, some older members of the community expressed their reluctance to leave their homes in the dark evenings. There are recreational opportunities, with options for play and leisure catering to all ages and interests and many volunteering opportunities in Cullen.

Rich agricultural land supports our local farmers and they, along with the local businesses, shops and hospitality providers, are held in high regard. Together, these assets create thriving, harmonious communities, that the residents are proud to call home.



## Needs

- Crossing the A98
- Safety on roads
- Housing for older people
- Shops and services
- Activities for Young People

Crossing the A98 is the issue that attracted most negative comments in the community engagement, highlighting the urgent need for improved pedestrian safety measures and traffic calming solutions. There is one traffic island on Seafield Road and several respondents highlighted their fear of being on the island when using a frame, wheelchair or mobility scooter, when there are wagons on both sides of the road. The camber on the pavements causes imbalance for pedestrians and there is poor visibility for anyone crossing at the junction with Seafield Place or for children crossing from the Community Centre to Judy's Lane to go to the Primary School. Road safety overall is a priority for residents.



There is a growing demand for housing tailored to older people, ensuring they can continue to live comfortably and independently, within the area. Additionally, increased availability of shops and essential services, is crucial to meet everyday needs.

Young people would like to see youth provision within Cullen, including sports, arts & crafts and nature activities.

## Opportunities

- Tourism
- Community Centre
- Heading towards Net Zero
- Food resilience
- Local, fresh produce availability



Our community is rich with opportunities for growth and sustainability. Tourism presents a chance to showcase our natural beauty, heritage, and vibrant culture, boosting the local economy. The new Motorhome Stopover Site has proved extremely popular with 1774 bookings, of one or two nights, between March 2024 and December 2024. This opens up the potential for future caravan and camping provision.



The Community Centre could become a hub for learning and respondents rated what was provided currently highly but would like to see an increase in the variety of activities offered.

By focusing on initiatives aimed at achieving Net Zero, we can lead in environmental sustainability, creating a cleaner, greener future through adopting innovative approaches and initiatives.

Enhancing food resilience through allotments, local agriculture and ensuring the availability of fresh, local produce will not only support farmers and local

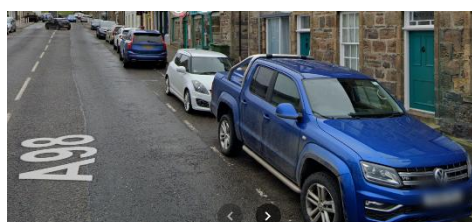


growers but also promote healthier, more sustainable lifestyles. Together, these opportunities can drive positive and lasting change.

## Challenges

- Aging population
- Parking
- All ability access onto beach
- Empty shops
- volunteering

There is an aging population within Cullen particularly and the views of where many respondents see themselves within five years are very different to where they see themselves now. Cullen is situated on the side of a hill meaning everyone needs to walk up an incline at some point to access shops and facilities.



Parking at the shops is difficult and there are particular issues in the summer months with parking both in Seatown and at the Links Car Park. In Seatown, residents are finding they are being blocked in by vehicles parking along the front.

The empty shops in Cullen are a concern for the community and there is much demand for a baker, butcher and opportunities to buy local, fresh, seasonal produce.

There is no ramp onto the Links beach meaning those who are unable to walk down the steps, are being denied access to the sand and sea and are prevented from enjoying one of the highlights of the town.

Groups looking for volunteers are struggling to encourage new people onboard and in many cases individuals are volunteering for several groups, with the potential/likely risk of burnout.



## **Cross Cutting Priorities**

### **Biodiversity and Climate Change**

Scotland has set ambitious climate change targets, aiming for a 75% reduction in emissions by 2030 and achieving net zero by 2045. To support these goals, it is important for Cullen and Deskford to adopt a place-based approach, focusing on building a sustainable community and promoting healthier lifestyles. The Place Plan will encourage enhanced natural habitats alongside climate mitigation and adaptation measures in all projects. These initiatives will address the pressing challenges of climate change while also delivering social and economic benefits, creating a greener, more resilient future for Cullen and its residents.

### **Accessible and Inclusive**

Cullen aims to be a welcoming, comfortable, safe, and accessible town for all to live, visit, and spend time in. Every project will consider ease of access to facilities and movement around the town. Whether travelling to work or school, using services like healthcare, shopping, or enjoying recreational activities, accessibility shapes how people interact with their environment, directly impacting their health. Cullen and Deskford are committed to fostering inclusivity for people of all backgrounds, abilities, and races, strengthening the connection between individuals and their shared environment. Cullen's vision prioritises equity, ensuring everyone feels a sense of belonging and by working together, aims to support the best possible mental and wellbeing through promoting choice, control, and empowerment. Ongoing community engagement will remain central to shaping these projects, ensuring that all voices are heard as plans move forward. By prioritising sustainability and inclusive design, Cullen will become a town that truly supports and connects its diverse community.

### **Renewable Energy**

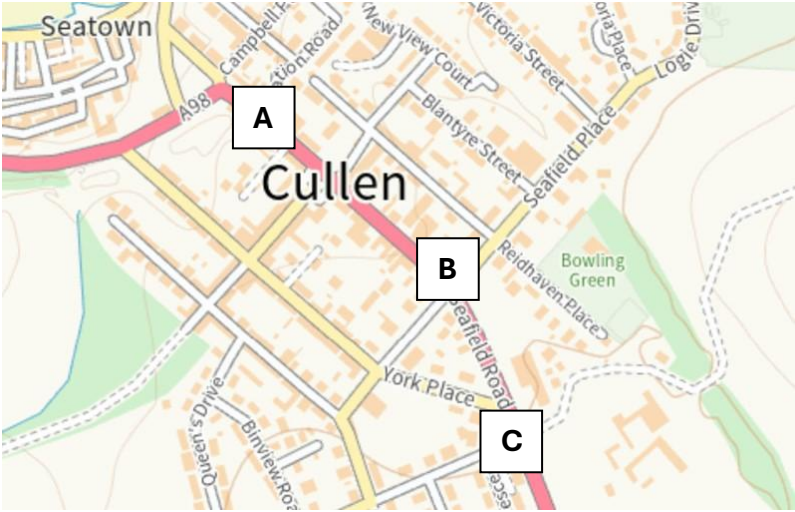
The rapid expansion of renewable energy in the North-East, including wind, solar, and ground/air heat sources, is central to Scotland's climate crisis response. Capital projects within the Place Plan should prioritise the integration of renewable energy wherever feasible. This not only supports climate action but also lowers operating costs. Opportunities to extend the benefits of renewable energy beyond individual buildings should be explored, such as district heating schemes. Additionally, large renewable energy projects in the region present significant funding opportunities for local communities, fostering shared economic and environmental gains. These initiatives ensure a sustainable, cost-efficient, and collaborative approach to energy use in the North-East.

### **Community Wealth Building**




Community Wealth Building (CWB) is reshaping local economies across Scotland, fostering economic resilience, equality, and sustainability. This approach focuses on retaining wealth within communities by supporting local businesses, inclusive employment, and community ownership of assets. CWB creates equitable job opportunities by prioritising local businesses and social enterprises, ensuring wealth generated in the community remains there. Local supply chains are strengthened as organisations increasingly procure goods and services from nearby providers, stimulating small business growth and fostering sustainable economic ecosystems. Additionally, community ownership of assets for example Cullen Community and Residential Centre, which was subject to a Community Asset Transfer from Moray Council in 2021, empowers residents with control over local resources, aligning decisions with their needs. CWB builds financial and social resilience, helping communities tackle poverty, inequality, and climate challenges effectively.

## ACTION PLAN

Based on the consultations and analysis, CDCC have the following proposals for the Place Plan that relate to Land Use and Planning. There are also Community Actions which are less relevant to Development Planning but which are important to the communities. These will form the basis of the Cullen and Deskford Community Action Plan 2025-30.

<b>Theme: MOVING AROUND</b>
<b>Action 1: Seek to improve pedestrian safety on and around the A98 in Cullen</b>
<b>Timescale: within 3 years</b>
<b>Delivery partner(s): Moray Council, Cullen &amp; Deskford Community Council</b>
<p><b>Detail: (A)</b> There is currently only one pedestrian crossing on the A98 in Cullen and that is the traffic island between Cullen Antiques Centre and Mackays Mini Market. Survey respondents commented experiencing difficulty in crossing the road with walking frames, wheelchairs, mobility buggies and pushchairs, at this point, especially when there are larger vehicles passing on either side of the island. Speed of vehicles in the Town Centre (a 30mph zone) was also raised as an issue as was the camber on the pavement, other than at the crossing point. <b>(B)</b> Crossing the A98 at the junction of Seafield Street and Seafield Place was raised as an issue particularly for people using the Community Centre and Primary School pupils due to the limited visibility splay to the south. <b>(C)</b> Primary School pupils from the east side of Cullen are using the footpath in the grounds of the Community Centre on their route to and from school, exiting the Centre Car Park opposite Judy's Lane. They are crossing, (either walking or running), the A98 at this point with no refuge, to access the Lane. The issues are compounded by the unavoidable steep incline of the road.</p> 

<b>National Planning Framework 4 compliance:</b>
Policy 1 – Tackling the Climate and Nature Crises
Policy 13 – Sustainable Transport
Policy 14 – Design, Quality, and Place
<b>Moray Local Development Plan compliance:</b>
Designing Streets Initiative
Moray Road Safety Plan to 2030 - Safe System Approach
Moray Road Safety Plan to 2030 - Active Travel Infrastructure

<b>Theme: MOVING AROUND</b>	
<b>Action 2: Improve the car park at the Links Car Park and investigate options for parking solutions in Seatown</b>	
<b>Timescale: within 5 years</b>	
<b>Delivery partner(s): Moray Council, Community</b>	
<p><b>Detail:</b> Numerous complaints were received during the survey regarding the parking capacity and surface, at the Links Car Park and the parking behaviours, particularly in the summer months, in Seatown. There is no obviously identifiable land in Seatown suitable for additional parking, therefore, we would seek to investigate options for parking solutions. MLDP 2020 ENV1 applies.</p> <p><b>(A)</b>To make improvements to the surface of the parking area to the east side of the existing car park between the tarmacked area of the Links Car Park and the Burn of Cullen. <b>(B)</b> To investigate options for parking solutions in Seatown. <b>(C)</b> To maintain the grassed area on site for play</p>	
	
	

<b>National Planning Framework 4 compliance:</b>
Policy 1 – Tackling the Climate and Nature Crises
Policy 13 – Sustainable Transport
Policy 14 – Design, Quality, and Place
<b>Moray Local Development Plan compliance: ENV6</b>
Designing Streets and Sustainable Movement
Parking Standards

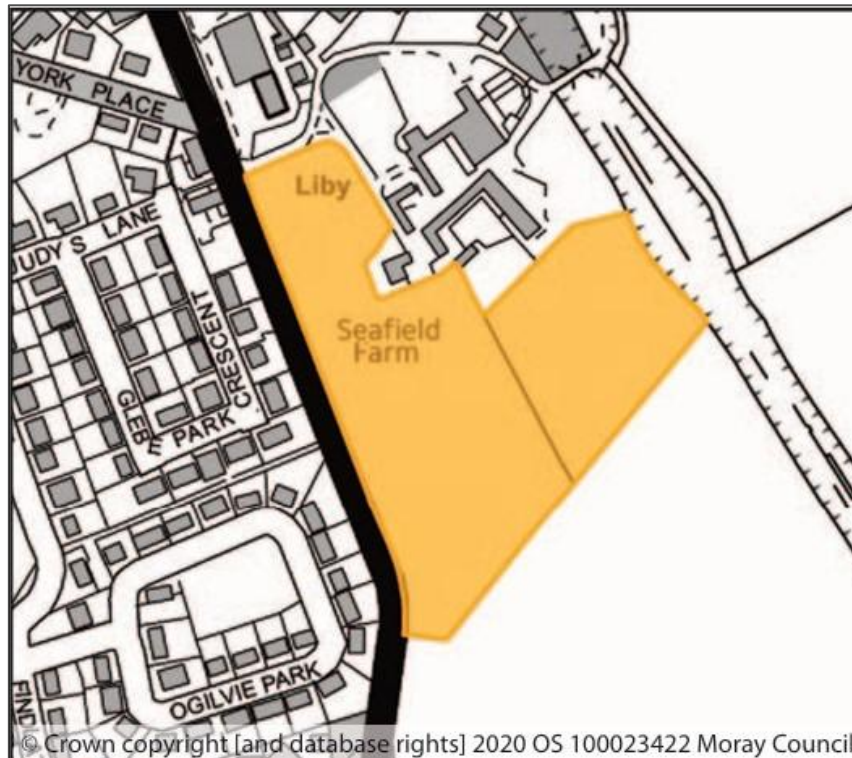
**Theme: HOUSING AND COMMUNITY**

**Action 3: To provide age appropriate living accommodation within Cullen**

**Timescale: within 10 years**

**Delivery partner(s): Moray Council, Housing Associations, Developers**

**Detail:** The lack of suitable living accommodation for older people within Cullen was raised by many people during the survey. They would wish to downsize but stay within the local community, where they currently enjoy activities and friendships. Many find they have to move out of the area, to Buckie or beyond. We would like to see innovative environmental initiatives incorporated into the design of the development eg a district housing scheme powered by data centre heat output. MLDP 2020 R1 applies



**National Planning Framework 4 compliance:**

Policy 16 - Quality Homes

Policy 30 - Local Living and 20-Minute Neighbourhoods

Policy 33 - Health and Wellbeing

Policy 38 - Infrastructure First

**Moray Local Development Plan compliance: R1**

Policy H8 – Specialist Housing Provision

Policy H9 – Affordable Housing

Policy PP3 – Placemaking and Design Standards

Policy DP1 – Location and Accessibility



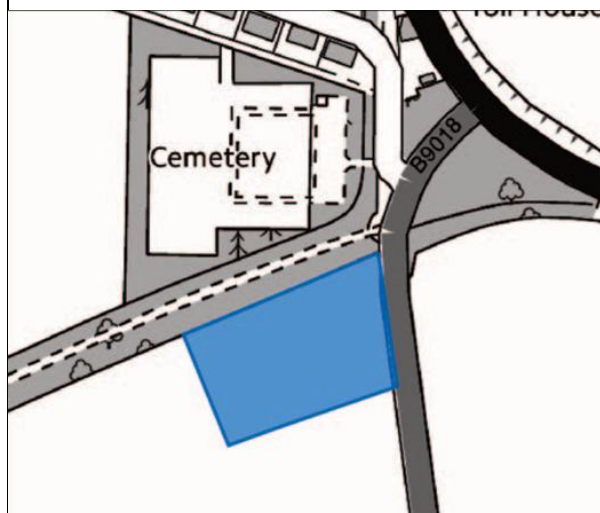
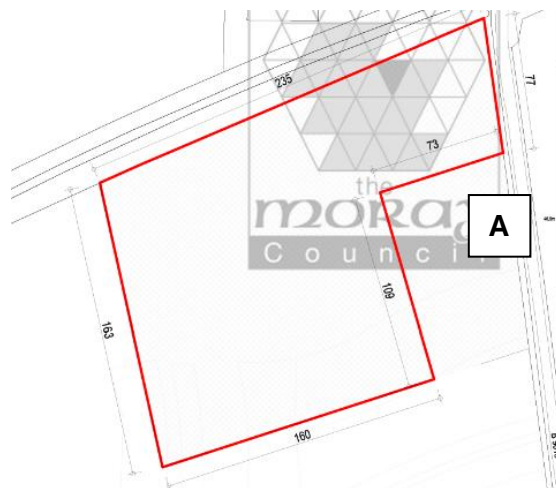
**Theme: HOUSING AND COMMUNITY**

**Action 4: To provide additional land for allotments**

**Timescale: within 3 years**

**Delivery partner(s): Moray Council, Cullen Community Allotment Association**

**Detail: (A)** Cullen Community Allotment Association currently lease a south sloping site from the Lawtie Trust, a Trust Fund, managed by Moray Council. The site has 35 plots and a long waiting list.



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**(B)** The land included in the Lawtie Trust site (marked blue) is designated as I1 Class 4 Light Industrial Use in the Moray Local Development Plan 2020 and we would seek the identification of an additional area of ground within the site for a potential expansion of the allotment site. By increasing local food production, the allotments would help Cullen and Deskford meet its food resilience aims and help in the reduction of emissions in the drive to Net Zero.

**National Planning Framework 4 compliance:**

Policy 2: Climate Mitigation and Adaptation

Policy 6 – Design, Quality and Place

Policy 10 – Sustainable Tourism

Policy 19 – Green Infrastructure, Nature and Biodiversity

Policy 33 – Health and Wellbeing

**Moray Local Development Plan compliance:**

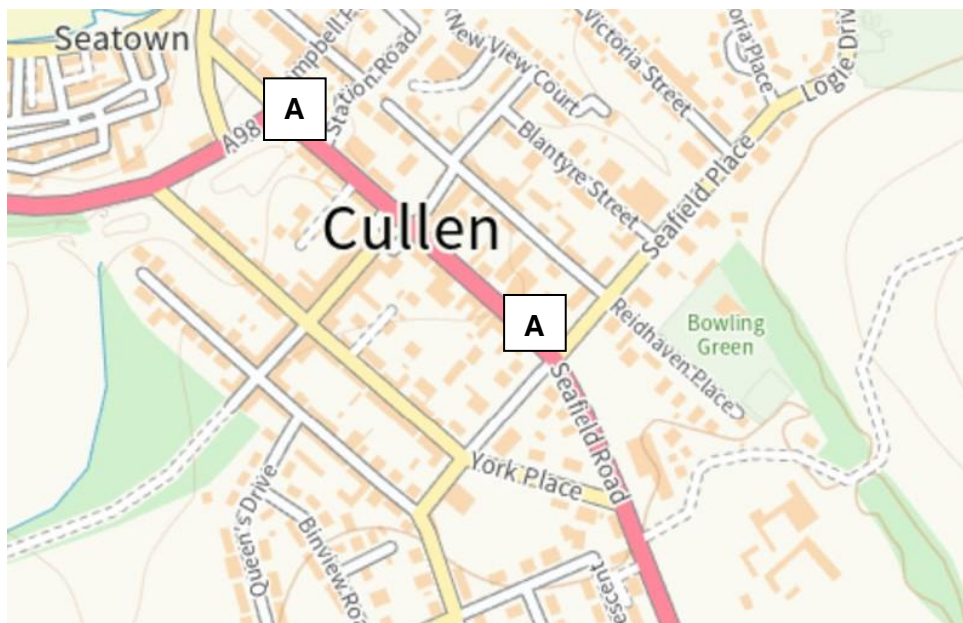
Policy E5 – Open Spaces

Policy PP3 – Placemaking

Moray Council Allotment's Policy

Community Growing Strategy

<b>Theme: FACILITIES AND SERVICES</b>
<b>Action 5: To encourage the take-up of empty shop premises and explore options for the provision of fresh, locally produced food.</b>
<b>Timescale: within 3 years</b>
<b>Delivery partner(s): Moray Council, community</b>
<p><b>Detail: (A) – (A)</b> There have been, and continue to be, several empty shop premises on Seafeld Street, which have become a concern for the local community not least because of the economic impact upon the town and tourism. Survey respondents also felt the town centre was suffering from its visual amenity and empty premises were not encouraging visitors to venture further up Seafeld Street, to the detriment of those units that continue to trade there. Empty shops was raised as an issue due to the impact on people’s daily lives and upon visitors to the town. Cullen is without a bakers and butchers and residents are having to travel further afield to buy fresh produce. Survey respondents said they would like to be able to buy locally due to personal health and mobility issues and to help sustain the town centre. One of the priorities from the Evo-Village consultation had been food resilience and a desire for Cullen to become more self-sufficient, embracing local food production whilst lowering emissions, in a drive towards Net Zero.</p> 



National Planning Framework 4 compliance:
Sustainable Reuse of Buildings Strategy
Moray Local Development Plan compliance:
Policy R2 - Town Centres
Policy PP1 - Placemaking

<b>Theme:</b> <b>PLAY AND RECREATION</b>
<b>Action 6: To enable all-ability access onto the Links Beach</b>
<b>Timescale:</b> within 5 years
<b>Delivery partner(s): Moray Council, community</b>
<p><b>Detail:</b> Survey respondents using wheelchairs, buggies, mobility scooters and pushchairs, reported inability or extreme difficulty in accessing the beach due to the lack of a ramp. <b>(A)</b> Shows location of steps which are presently the only official access onto the beach and <b>(B)</b> Shows the possible locations for a ramp. We need to explore options that will enable everyone to access the sands and enjoy the health benefits of the beach and sea. Both the National Planning Framework 4 and Moray Local Development Plan emphasise accessibility and inclusivity, ensuring public spaces, including coastal areas, are accessible to everyone.</p>
 <p>The aerial photograph shows a coastal area with a sandy beach and a green field. A path leads from the field to the beach. Two points are marked: (A) is a set of steps leading down to the beach, and (B) is a proposed ramp location further along the path. The beach is wide and sandy, with some rocks and debris visible. The green field is a mix of grass and bare earth, with some trees and shrubs. A road and some buildings are visible in the background.</p>

<b>National Planning Framework 4 compliance:</b>
Policy 10 – Sustainable Tourism
Policy 19 – Green Infrastructure, Nature and Biodiversity
Policy 20 – Blue and Green Infrastructure
Policy 33 – Health and Wellbeing
<b>Moray Local Development Plan compliance:</b>
Policy PP3 – Placemaking
Policy E5 – Open Spaces

**Theme:** WORK AND LOCAL ECONOMY

**Action 7: To support the opportunities to make best use of the community benefit derived from proposed windfarms**

**Timescale:** within 5 years

**Delivery partner(s):** Windfarm Developers

**Detail:** Windfarms provide numerous benefits to local communities while advancing renewable energy goals. They create jobs in construction, maintenance, and operation, and open up opportunities for additional beneficial and major infrastructure projects which would support local economies in the North East of Moray. Community benefit funds established by windfarm developers finance local projects. The anticipated community benefit which would be shared with other local communities within the vicinity of the sites, produced by the **(A)** Aultmore Windfarm (Vattenfall) would be £500K+ per year and by the Lurg Hill Windfarm (Lurg Hill Windfarm Ltd) would be £75K+ per year. Both windfarms have planning permissions in place and both are based within the Deskford area.



**National Planning Framework 4 compliance:**

Policy 10 – Sustainable Tourism

Policy 19 – Green Infrastructure, Nature and Biodiversity

Policy 20 – Blue and Green Infrastructure

Policy 33 – Health and Wellbeing

**Moray Local Development Plan compliance:**

Policy PP3 – Placemaking

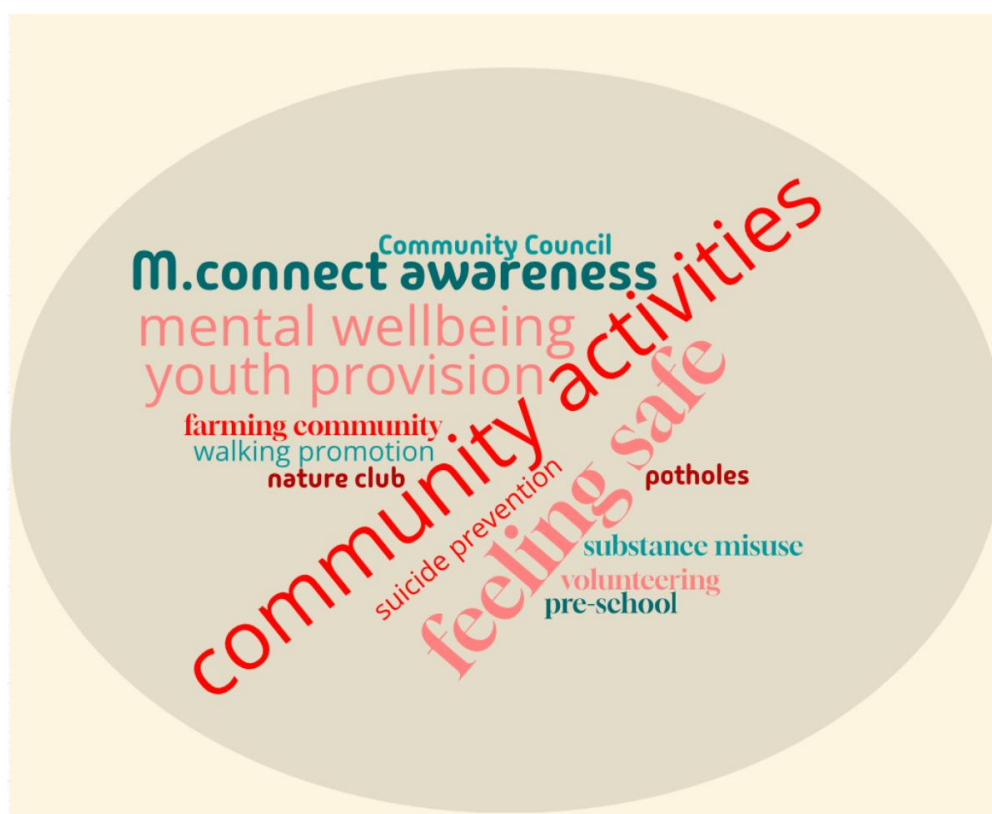
Policy E5 – Open Spaces



## Changes to Environment/Green Infrastructure as listed in the Moray Local Development Plan 2020

- ENV2 Amenity Greenspace – Seafield Road now owned by The Three Kings Cullen Asssocation following an Asset Transfer from Moray Council in 2021
- ENV3 Playspace – Ogilvie Park suitable for playpark but not ball games due to proximity of neighbouring properties
- ENV7 Civic Space – The Square and Millenium Gardens

## Other Issues to be Carried Forward to the Cullen and Deskford Community Action Plan 2025-30



## Monitoring of Actions

Cullen and Deskford Community Council, will keep the Plan up-to-date and liaise with Moray Council regarding planning matters. The Plan will be monitored for impact, on an ongoing basis, with support from the Community Development Officer (Cullen & Deskford), with updates being included in the Cullen Connected newsletter, which is delivered hard-copy to every household, and on local social media pages.