

2001 Population.....1327*(Source: 2001 Census)***Households.....590**

Objectives

- A need to identify additional land for housing.
- The requirement to take a view of the longer term direction of town's growth, beyond the next 5 years.
- Confirm the predominant role of the Port Long Road area.
- The need to identify a site for a new health centre.

Proposals

Water and Drainage

Scottish Water is currently investing in the water asset that serves the settlement. It is essential that developers contact Scottish Water at an early stage. There is adequate wastewater capacity to accommodate the level of development. Foul drainage must be connected to the public sewer.

Roads

All comments on road infrastructure requirements are intended to be of assistance to developers and advise them generally of improvements that are likely to be needed in order to service the site. These requirements are not exhaustive and do not pre-empt anything that might result from a Transport Assessment.

Housing

R1 Seafield Place (4.09 ha)

The current designation on the lower part of this site has been extended to include the higher 'plateau' area. This will result in new housing being located in an elevated position and thus design, materials, layout and landscaping will be important factors in ensuring acceptable skyline treatment results. Boundary planting must be carried out as part of this development. New houses may need to be situated well back from the ridgeline to reduce their impact. Site contours and planting requirements will restrict the site capacity, and no more than 30 houses will be permitted. Improvements may be required at the A98 junction as a result of the additional traffic.

'LONG'

In order to indicate the general long-term direction for housing development, areas have been identified (LONG) on the settlement statement map. This is at:

Seafield Road (2.94 ha): The northern end of the site can be utilised as the location for the new health centre, should no alternative for this emerge. This would situate the facility beside the other public buildings (library; community centre).

This site is not designated during the currency of the Local Plan, but will be considered for inclusion in future reviews depending upon take up of those sites which are formally designated, in line with policy H2.

Business

I1 Port Long Road

This area will remain allocated for commercial and business use, which should be the primary function of this area. No further tourist accommodation will be permitted within this area, for fear of building up an activity which could conflict with the site's principal use.

OPP1 Station Road

The former engineering works are available for redevelopment to some alternative use. Any business activity would require to be compatible with surrounding residential use, including noise emissions.

OPP2 Former Filling Station

The disused petrol filling station in Seafield Road would make an appropriate site for 2 houses. There may be a need for some remedial works to the ground, as a result of its previous use.

OPP3 Seafield Road

The grassed area beside the Community Centre is underused and presents an opportunity as a development site. It may be an appropriate location for a health centre, subject to road access and parking.

Tourism

T1 Harbour

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

T2 Caravan Site

This should 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 should be safeguarded from development.

T4 Coastal Footpath

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

Community Facilities

CF1

A site requires to be identified for a new general practitioner medical centre, to replace that currently at Reidhaven Street. The northern part of site LONG designation would be suitable for this, and would not be regarded as a 'departure'. Site OPP3 may also be a suitable location. Should an alternative site for this facility be found, this area will revert to part of the LONG designation, and not developed for housing during the Plan period.

Environment

The following sites are identified as open spaces which contribute to the environment and amenity of Cullen. The over-riding policy E4 applies to each of these sites.

ENV2 Private Gardens or Grounds

Cathay House

ENV3 Amenity Greenspace

Bayview Road

ENV4 Playspace for Children and Teenagers

Ogilvie Park

ENV5 Sports Areas

Playing fields; Bowling Green and Tennis, school playing fields

ENV6 Green Corridors/Natural and Semi Natural Greenspaces

Old railway line; the Braes: Community Garden

ENV7 Civic Space

The Square

ENV8 Foreshore Areas

West beach and car park area

ENV9 Other Functional Green spaces

Cemeteries

HGDL The grounds of Cullen House area designated as being an "Historic Garden and Designed Landscape" and as such have protection similar to that of Listed Buildings. Whilst mostly lying outwith the settlement boundary, a small part lies within.

There are a number of environmental designations immediately outside the settlement boundary, which will require to be observed - Area of Great Landscape Value, Coastal Protection Zone, Sites of Special Scientific Interest, Sites of Interest to Natural Science.

CA Conservation Area

The two conservation area boundaries are unchanged.

CULLEN

1:8,000

