

Cullen

Hierarchy/Status/Objectives/Issues

Cullen is a third tier settlement.

- Provide opportunities for development whilst conserving the character and setting of Cullen.
- Promote modest housing development and build on the good range of shops and other facilities.

Infrastructure

Water and Drainage

Developers are advised to contact Scottish Water as early as possible in order to confirm that there is sufficient drainage capacity and water supply to accommodate proposals. Scottish Water has advised that they will work with developers to ensure that new development can be accommodated.

Roads

A number of potential roads improvements have been identified for each settlement. The most significant of these are shown on the settlement map as TSP and the full extent is shown in the pages following the map. Comments on road access arrangements are provided in site designation texts. These are intended to be of assistance to developers and advise generally of improvements that are likely to be needed to service the site, along with the need for any off-site improvements. These requirements are not exhaustive, and do not pre-empt anything that might result through the Transport Assessment process. It is essential that developers contact Transportation at an early stage, especially where there is a requirement for a Transport Assessment identified in the site text.

Developer Contributions

Contributions may be sought towards some public facilities (eg core paths; library; schools; sports/leisure facilities; transportation) and this will be confirmed at application stage. Developments over 4 houses will be required to make an affordable housing contribution.

Layout and Design

High quality design and layouts in new development is an important aspect for “placemaking”, in order to achieve an attractive and interesting living environment. This is a priority objective of the Scottish Government (see Primary Policy 3).

Pre-application discussions and community consultation are only requirements for Major Applications (50 or more houses; or on sites exceeding 2 hectares). The Council would encourage early discussion pre-application on ALL proposals, and is willing to engage with developers to identify any aspects of site development that should be taken into consideration from the outset.

Some sites being proposed for development have had some “key design principles” identified for them, highlighting the key design elements that should be observed when layouts are being drafted.

Housing

R1 Seafield Place:

4.09 ha 30 houses

This site is located in an elevated position and thus design, materials, layout and landscaping and boundary planting will be important factors in ensuring acceptable skyline treatment results. New houses will need to be situated well back from the ridge line to reduce their impact. Site contours and planting requirements will restrict the site capacity, to around 30 houses. Improvements may be required at the A98 junction as a result of the additional traffic.

R2 Seafield Road:**3.39 ha 55 houses**

This site includes the area formerly identified for a new health centre which is no longer required. The site is capable of accommodating up to 55 houses. To avoid any potential conflicts with Seafield Farm, some form of physical separation may be required. Tree planting or hedging along the eastern and southern boundary must be carried out to provide shelter and a sense of enclosure. No individual driveways/access onto Seafield Road will be permitted, and all new houses must be serviced by the internal road layout. A Transportation Statement will be required.

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.

Opportunity Sites**OPP1 Blantyre Street**

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 - Seafield Road

The grassed area beside the Community Centre is underused and presents an opportunity as a development site.

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.

Conservation Area

The two conservation area boundaries are unchanged.

Transportation Improvements (TSP)

A number of potential road improvements have been identified in association with the development of sites. In addition to individual site requirements, these take account of the cumulative impact on the road network. The most significant of these are shown as TSP on the settlement plan. Details of these, along with a list of all potential improvements, and other transportation related sites to be safeguarded, are contained in the attached TSP schedule.



Environment

The following sites are identified as open spaces which contribute to the environmental amenity of Cullen. The over-riding policy E5- Open Spaces applies to all 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/Semi Natural Greenspaces

Old railway line; the Braes; Community Garden

ENV7 Civic Space

The Square

ENV8 Foreshore Areas

West beach and car park area

ENV11 Cemeteries

Cemeteries

HGDL Historic Garden and Designed Landscape

The grounds of Cullen House are 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.

Wider Environmental Designations

There are a number of environmental designations immediately outside the settlement boundary, which will require to be observed.

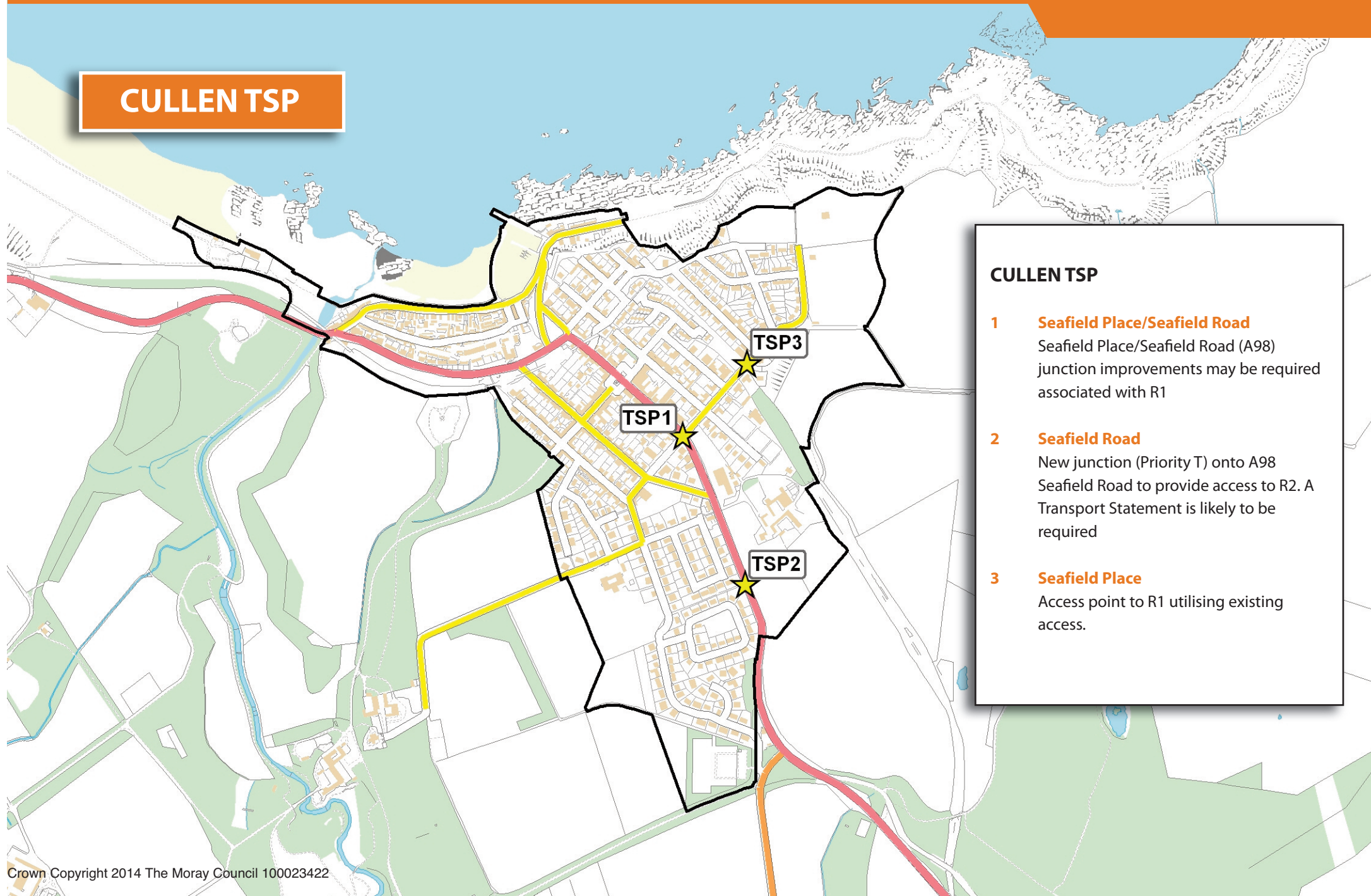
AGLV Area of Great Landscape Value

CPZ Coastal Protection Zone

SSSI Sites of Special Scientific Interest





CULLEN TSP**CULLEN TSP**

- 1 Seafield Place/Seafield Road**
Seafield Place/Seafield Road (A98) junction improvements may be required associated with R1
- 2 Seafield Road**
New junction (Priority T) onto A98 Seafield Road to provide access to R2. A Transport Statement is likely to be required
- 3 Seafield Place**
Access point to R1 utilising existing access.