

7.2 Buckie West: Landscape Opportunities and Constraints

7.2.1 Preferred Opportunities for Development

Opportunities to expand the settlement of Buckie primarily relate to the low lying land within the Gentle Undulations character type , which would be the preferred location for expansion, followed by expansion adjacent to the A942 within the Level Fields character type.

The potential is greater within the low lying land in the Gentle Undulations character type, because this area has a stronger relationship with the existing settlement form, and offers the opportunity to extend the site while maintaining a sense of containment provided by the gentle ridges rising to the south.

Residential development within the low lying fields, adjacent to the existing settlement, offers opportunities to provide more structure and coalescence to the existing sense of arrival while also providing a site which is well linked to the centre of the settlement. The burns and their associated dens offer good opportunities to provide robust settlement edges which could be supplemented by planting. These could also provide both a resource for informal recreation and access routes into the town and other facilities.

Settlement expansion in other parts of this area are limited by the high visibility of the ridges and their role as a containment to the settlement.

7.2.2 Long Term Options

No long term options for settlement expansion were identified within this study area.

INTEGRATION OF NEW DEVELOPMENT INTO THE MORAY LANDSCAPE

Buckie West

OPPORTUNITIES AND CONSTRAINTS

Scale 1:10 000

Landscape Opportunities for Development

 Opportunities for development are limited to sheltered sites on these north facing slopes which are well related to the existing settlement and are visually contained from views to the sea from the north

 Further opportunities for development were identified on land adjacent to the settlement either side of the A942, where development would offer the opportunity to provide a more coherent settlement edge

Landscape Constraints on Development

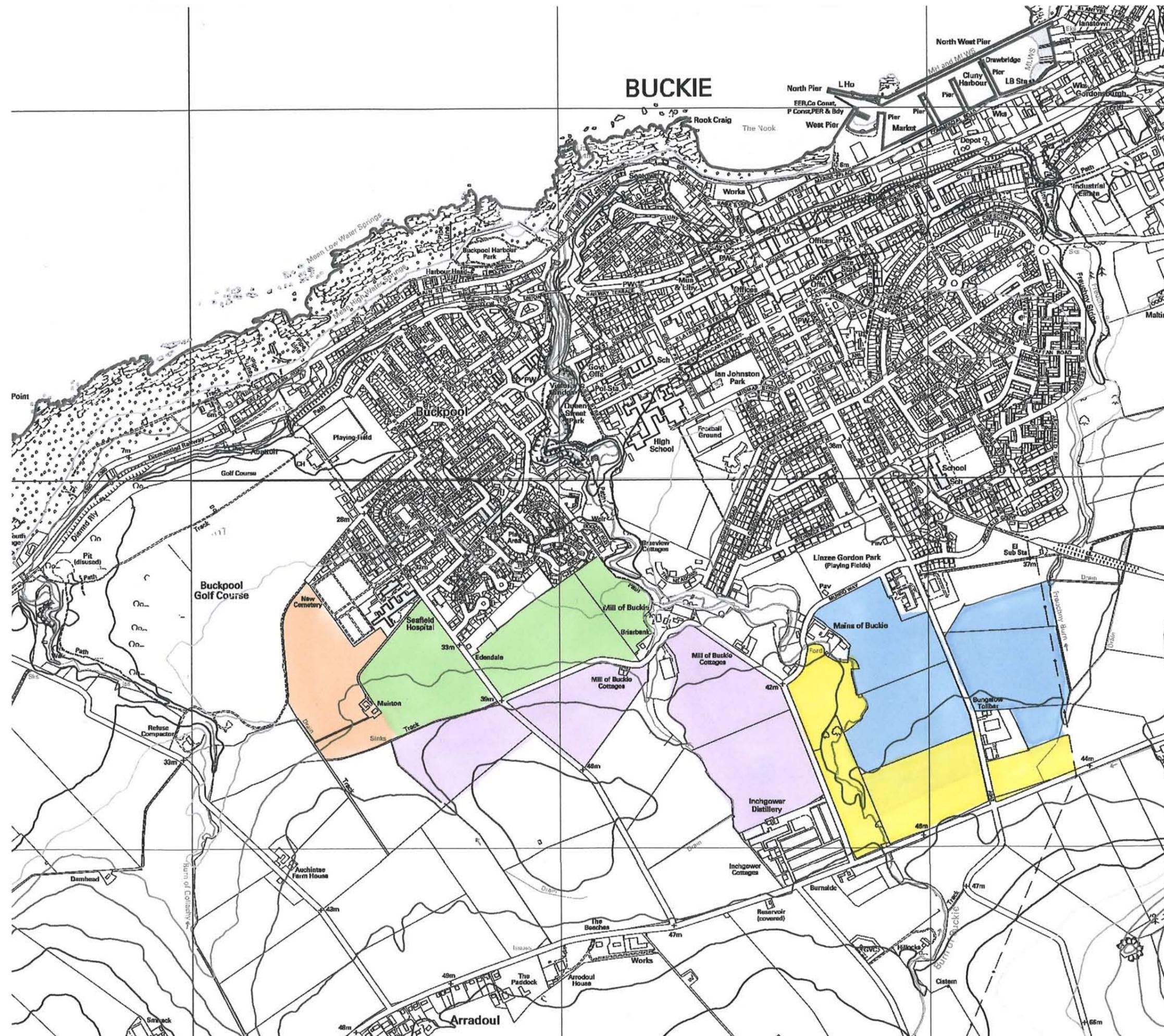
 Development here is constrained by the increased elevation of these slopes, which currently create containment for the town from the south, and the perceptual and physical detachment of the land to the north of the distillery from the settlement

 Development here is constrained by the potential effect of development on continued elongation of the town. These fields are also perceptually very detached from the settlement, a perception which is reinforced by the separation provided by the cemetery

 Built development here is constrained by the need to create a well designed sense of arrival to the town from the south, to allow space to provide an adequate setting for any proposed new development and to create a landscape framework which will reinforce a more coherent settlement edge.

Other Opportunities

 A potential site for high quality business use was identified here, but it would require advance landscape works to mitigate potential impacts. Although the detachment of the site from the settlement makes it difficult to accommodate housing developments, this is not a constraint for business use.



7.3 Buckie West: Development Site Recommendations

The development bids which lie to the immediate south of the hospital and the site west of Mill of Buckie are considered appropriate for development in landscape and visual terms, but care should be taken not to breach the containing ridgeline.

Some of the development bids which lie adjacent to the A942 are also appropriate for residential development, and other small sites which lie just within the settlement boundary. These should provide an opportunity to enhance the sense of arrival on approach from the south.

There are significant landscape and visual constraints on development elsewhere in this character area.

INTEGRATION OF NEW DEVELOPMENT INTO THE MORAY LANDSCAPE

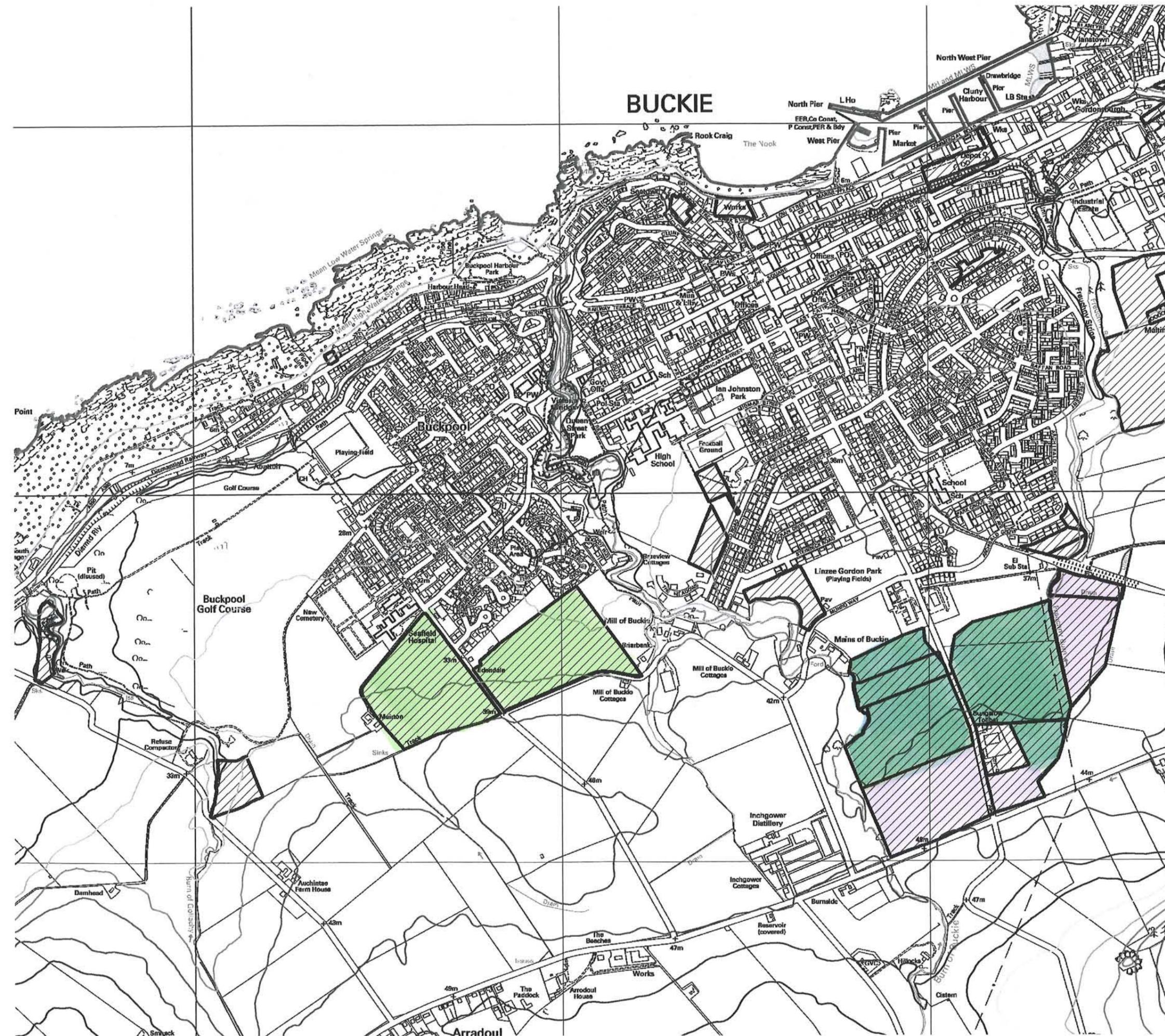
Buckie West

DEVELOPMENT SITE RECOMMENDATIONS

Scale 1:10 000

Assessment of Development Bids

-  Development bids appropriate for development in landscape terms
-  Development bids appropriate for future development in landscape terms once landscape mitigation measures have been established
-  Development bids not appropriate for development due to significant landscape constraints



8 BUCKIE WEST: MITIGATION MEASURES AND ENHANCEMENT PROPOSALS

8.1 Buckie West: Identifying Positive and Negative Landscape Features

The sloping land form to the west of the town extend east to form a more level plain on either side of the A942. Woodland is related to the incised river valleys and trees associated with the cemetery, park, golf course and some built development. There are few existing landscape features across the relatively open farmland, with no hedges and field trees to define the field pattern.

Access routes are largely limited to farm tracks, although an informal network of footpaths is located within the den of the Burn of Buckie, which links this area to the town.

There were some opportunities for immediate settlement expansion identified in this area, as well as slightly longer term options along the A942, which would ideally require advance landscape works to establish a strong sense of arrival to the town.

8.1.1 Existing Positive Characteristics and Features

- Wooded , steep sided den around the Burn of Buckie is also the focus for footpaths which link the town to the surrounding landscape
- other, less prominent water courses also dissect the landscape, although they are less wooded
- the mature broadleaves to the east of the Inchgower Distillery are a prominent feature
- trees associated with the cemetery and the Linzee Gordon Park are also prominent features in this relatively open landscape

8.1.2 Existing Negative Characteristics and Features

- the unmanaged grassland, particularly adjacent to the refuse centre although there are also areas of overgrown grassland adjacent to the Burn of Buckie
- the lack of well developed access links around this edge of the settlement
- noise from the A942
- the fragmentation and of the settlement edge created by the scattered distribution of large buildings to the south and west of the town

8.2 Landscape Change

The key pressures for change relate to development opportunities and the economics of the agricultural and forestry sectors.