

	Portessie do not coalesce with Rathven
Settlement Edge	<p>Negative</p> <ul style="list-style-type: none"> <li>• A robust and well defined settlement edge is created by the den of the Freuchny Burn, which has been somewhat breached by the industrial site</li> <li>• The edge to lanstown and Portessie is very robust, reinforced by an access route on the line of a disused railway: changing gradient or another access route could be used as an alternative boundary, but may be less robust</li> </ul>
Views and Visual Features	<p>Neutral</p> <ul style="list-style-type: none"> <li>• The settlement could expand in part without encroaching on views to the sea, and development could be visually contained by landform as viewed from the south</li> </ul>

## 5.2 Buckie East: Opportunities and Constraints for Development

### 5.2.1 Preferred Opportunities for Development

The main opportunities for the expansion of residential development within this character area relates to the more level and low lying slopes which lie to the south of Ianstown and Portessie.

Development in this location would maintain the links which the settlement has to the coastal edge, while retaining views to the sea which are an integral part of the settlement identity. The existing settlement edge is robust, but there is a good opportunity for an alternative settlement edge to be created by a subtle change in gradient. Low lying development could be visually contained by the rising slopes, particularly in views from Rathven. This would be important if the separate identity of each settlement was to remain distinct. There are well established informal access routes which provide good physical links into the existing settlement.

There are also additional opportunities for industrial expansion adjacent to the existing industrial estate, again on relatively low lying level land, which is in part contained by the rising north facing slopes. If such development was to go ahead, there would also be an opportunity to create more appropriately graded land form screening and planting.

Settlement expansion in other parts of this area are limited by the extremely robust boundary created by the Freuchny Burn, and the increasing visual prominence of the slopes as they extend away from the settlement. Increased expansion would also encourage coalescence between the settlements of Buckie and Rathven.

### 5.2.2 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 East**

**OPPORTUNITIES AND CONSTRAINTS**

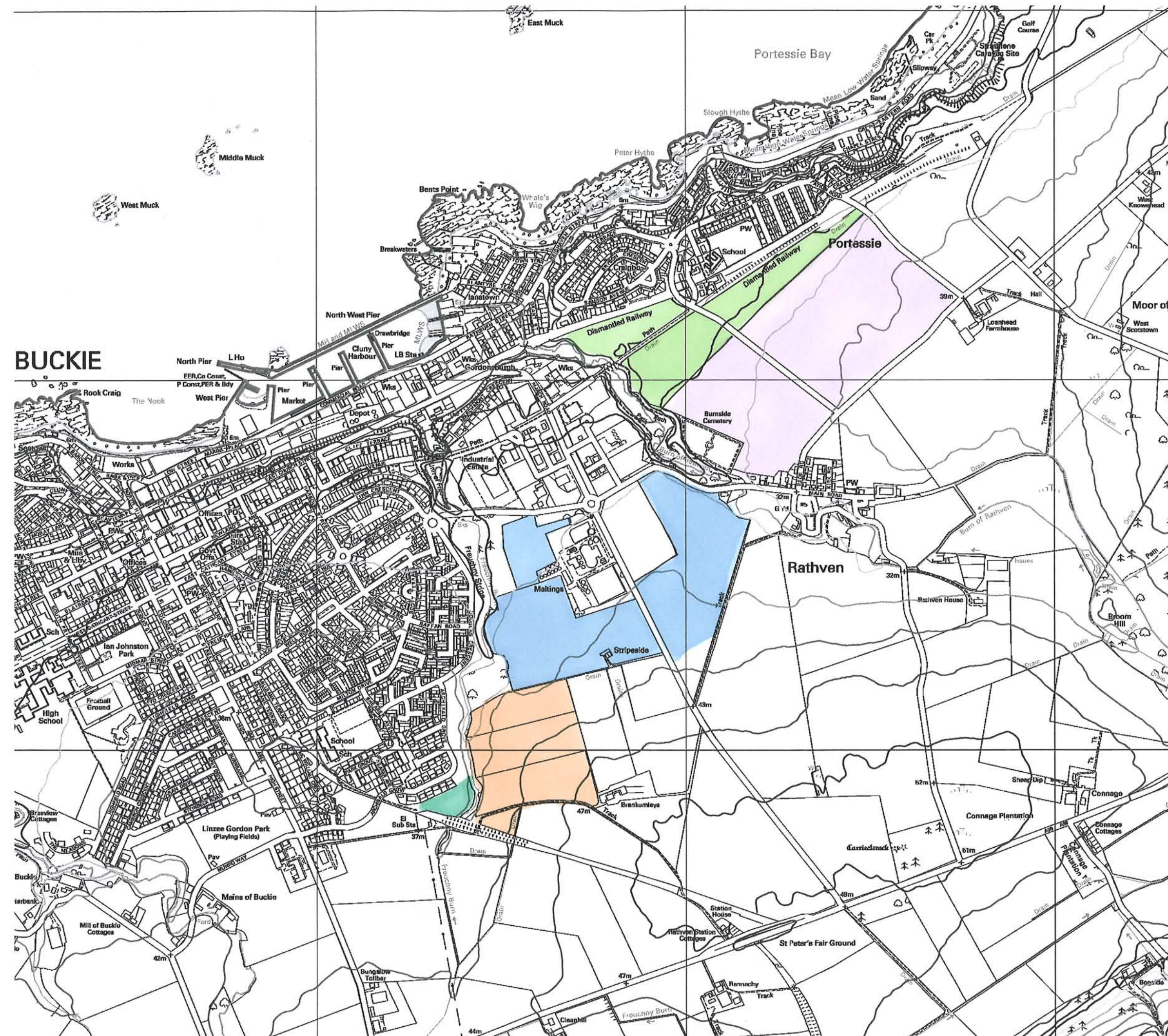
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Landscape Opportunities for Development

- Opportunities to extend settlement were identified within the lowlying contained land, enclosed by gentle ridges south of lanstown and Portessie
- Opportunities to extend industrial development onto these areas of land adjacent to the existing industrial estate, provided that measures were taken to create a landscape framework of gentle land form and planting to provide a setting for future development
- An opportunity to extend the settlement into this pocket of land was identified: this would consolidate the den as the settlement edge

Landscape Constraints on Development

- Development here is constrained by the proximity to Rathven and the potential obstruction of views to the sea from these elevated roads. The slopes also provide the visual containment for the area considered appropriate for development to the north
- Development here is constrained by the steep sided den which creates a robust settlement edge to the existing settlement



### **5.3 Buckie East: Development Site Recommendations**

The most lowlying parts of the development bids which lie to the south of Ianstown and Portessie are considered appropriate for development in landscape and visual terms, but care should be taken not to breach the containing ridgeline, which lies at an oblique angle across the site. The mapped recommendations reflect this concern.

The small development bid, which extends up to the robust boundary created by the Freuchny Burn, is also acceptable in landscape terms, as it simply reinforces the existing settlement form.

The development bids associated with expanding the industrial estate generally relate well to opportunities identified in the assessment, although it is likely that much of the land to the east of the road would be more appropriately used to develop a setting for the industrial site which related more strongly to the subtle character of the existing landscape.

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

INTEGRATION OF NEW DEVELOPMENT INTO THE MORAY LANDSCAPE

# Buckie East

## 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

