

## **7 BUCKIE WEST: ASSESSING THE DEVELOPMENT BIDS**

### **7.1 Buckie West: Landscape Survey and Site Observations**

This study area has been further subdivided into two landscape character units. The level fields either side of the A942 are separated from the more undulating landform further west by a tributary of the Burn of Buckie. Key characteristics which influence settlement expansion include:

#### **Level Fields**

- this relatively level land extends between the Burn of Freuchny and the westerly tributary of the Burn of Buckie
- possibly due to its level character, the A942 bisects this area, and it is also the focus of the most extensive inland development of the settlement
- the landscape is relatively open, with arable and improved grassland fields divided by post and wire fencing
- the Burn of Buckie is a key natural feature, a deep den with steep, wooded slopes
- other trees are limited to features associated with buildings and the settlement, including lines of trees surrounding the Linzee Gordon Park
- this area is well related to the exiting settlement and its layout, as the A942 links directly into the centre of town
- the settlement edge along the A942 is fragmented, with outlying buildings creating some ambiguity about the sense of arrival
- most recent development has used features which are not particularly robust, such as field boundaries or tracks as a settlement edge

#### **Gentle Undulations**

- These long, gentle north facing slopes rise up from the settlement to a series of subtle, rounded ridges between the settlement and the A98
- The slopes and ridges, although gentle in gradient and subtle in form, offer visual and physical containment for the settlement, most notably providing a visual screen from the A98 and allowing views over the ridge to the sea
- open, relatively featureless landscape of arable farm land and improved grassland, subdivided by post and wire fences
- immediately west of the settlement is the Buckpool Golf course
- the civic amenity site and the new cemetery are well contained, if rather isolated, by a more enclosed area of landform associated with the Burn of Gollachy

- there are extensive views to the sea from within the settlement, and from the approach roads, which are elevated, allowing views across the settlement
- the settlement edges are emphasised by relatively minor features, such as a track, or a field boundary
- sense of arrival from the south is characterised by a pronounced descent into the settlement, with the hospital a feature building



# INTEGRATION OF NEW DEVELOPMENT INTO THE MORAY LANDSCAPE

## Buckie West

**SURVEY AND SITE OBSERVATIONS**  
Scale 1:10 000

### Landscape Character

 Level Fields

 Gentle Undulations

### Landscape Survey

 Steep slopes enclose the den of the Burn of Buckie

 Long ridges


 Woodland

 Unmanaged grassland

 Golf course

 New cemetery and civic amenity site

 Paths and Tracks

 Houses under construction


 Isolated developments fragment settlement edge

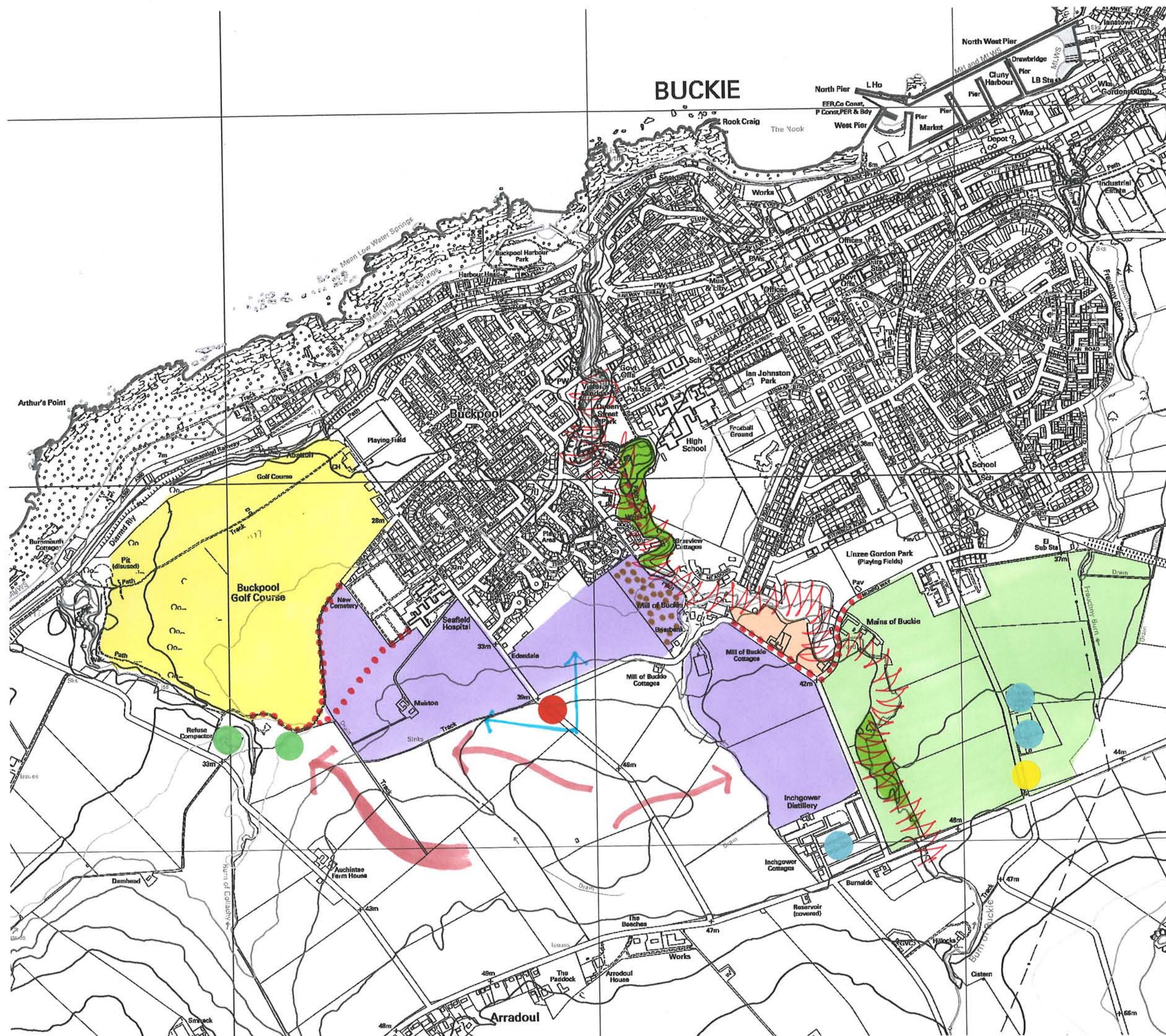
### Landscape Setting

 Sense of arrival ambiguous due to fragmented character of settlement edge

 Sense of arrival reinforced by descent into town

### Visual Assessment

 Views to the sea over the town





## The Potential Effects of Built Development on Landscape Character: Buckie West

	Level Fields	Gentle Undulations
Landscape Character	<p>Neutral</p> <ul style="list-style-type: none"> <li>This area is already largely surrounded on all sides by urban character, compounded by the high visibility of the settlement, the presence of the petrol station and associated buildings and the junction of two A roads. In this open character, with no obvious barrier between it and the settlement, these conspire to create an already largely urbanised character</li> <li>Noise from the A roads in particular, could limit development in this area</li> </ul>	<p>Neutral/Negative</p> <ul style="list-style-type: none"> <li>Development in the low lying, relatively level land adjacent to the existing settlement edge would be well associated with the existing settlement and occupy areas of similar landscape character</li> <li>Building on lowlying areas would benefit from the containment provided by the gentle north facing slopes</li> </ul>
Settlement Form	<p>Negative</p> <ul style="list-style-type: none"> <li>The further south development extends, the more it is unrelated to the coastal location of the existing settlement. Nevertheless, it is noted that the A942 is the main access into the heart of the town</li> </ul>	<p>Neutral</p> <ul style="list-style-type: none"> <li>Development on low lying land would continue the relationship between the settlement and the coast, and the north facing orientation of the town, without extending development further along the coastline: distance from the coast is however making this link more tenuous</li> </ul>
Landscape Setting	<p>Neutral</p> <ul style="list-style-type: none"> <li>The low lying land does not contribute to landscape setting to the same extent as the near by gentle undulations and slopes which contain the settlement.</li> <li>The scenic quality of this landscape is not high, however, features such as the woodland at Burn of Buckie do enhance the setting</li> </ul>	<p>Neutral</p> <ul style="list-style-type: none"> <li>Additional development could be accommodated on the low lying slopes without disrupting the long views to the sea which forms the key element to the settlement setting</li> </ul>

Sense of Arrival	<p>Positive</p> <ul style="list-style-type: none"><li>• The existing sense of arrival is ambiguous due to the fragmented development along the A942, and could be enhanced</li></ul>	<p>Neutral</p> <ul style="list-style-type: none"><li>• The sense of arrival could be maintained by development on low lying ground, as the descent into the town could still be appreciated</li></ul>
Settlement Edge	<p>Neutral</p> <ul style="list-style-type: none"><li>• Settlement edges are not well defined in this area, and there are opportunities to create more robust edges with careful location and design</li></ul>	<p>Neutral</p> <ul style="list-style-type: none"><li>• The existing settlement edges are not particularly robust and new edges could be created of similar, or enhanced quality</li></ul>
Views and Visual Features	<p>Neutral</p> <ul style="list-style-type: none"><li>• This is the one approach to Buckie where the views of the sea are already limited</li></ul>	<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>