

### 8.2.1 Features and Characteristics in Decline

- Mature trees, in particular around the cemetery, park and to the east of the Inchgower Distillery are not currently being replaced

### 8.2.2 Features and Characteristics in Ascendance

- Occasional small areas of woodland – notably at the new cemetery site – will become key landscape features in time
- Noise and traffic movement along the A96 is likely to be on the increase

## Landscape Enhancement Opportunities



- Mature woodland east of Inchgower distillery



- Isolated buildings contribute to fragmentation of settlement edge



- Access road to the new cemetery traverses exposed and open fields, and could benefit from some planting



- Access road to the recycling site is well used for walking, but could also benefit from shelter and definition



- More planting could be undertaken around the recycling site

## 8.3 Buckie West: Opportunities and Objectives for Enhancement

### 8.3.1 Level Fields

This area has a role in the sense of arrival to Buckie from the A96.

Planting and a network of access tracks should be established in advance of any additional development, as part of a master plan to shape a strong sense of arrival and identity statement for Buckie at this important approach. New planting will be required to link existing fragmented development and create a setting for residential development, as well as screen traffic and noise from any potential residential areas. These are most likely to be achieved as part of future development plans. It is particularly appropriate to consider the sense of arrival to the town, and the proposals map illustrates the appropriately generous scale of landscape works required to achieve this successfully.

Consideration should be given to replacement planting related to mature trees, particularly around the Linzee Gordon park, which if established now can then take over once the mature trees have been felled.

Enhancement proposals should aim to expand woodland along the Freuchny Burn and the easterly tributary of the Burn of Buckie. New planting should be of appropriate riparian species enhanced by species such as Scots pine, oak and other large headed broadleaved trees as appropriate. The current SFGS supports the establishment of riparian woodland and also promotes woodlands around towns which might be an appropriate initiative for the more extensive planting proposals which link in with the tributary of the Burn of Buckie.

The main objective for this area is to create a strong sense of arrival combined with a framework for new development along the A942.

### 8.3.2 Gentle Undulations

These very gentle north facing slopes offer good views across the town to the sea on arrival.

The principal opportunities for enhancement in this area include the establishment of woodland on unmanaged land around the civic amenity site and adjacent to the golf course and the Burn of Buckie and planting associated with access tracks and potential new footpaths.

The small roads leading to the civic amenity site and the new cemetery are particularly appropriate for these landscape measures, which would also reduce the sense of isolation of these developments. Planting which links these areas, perhaps supplemented by hedges to strengthen the sense of purpose would be desirable. These are likely to be council led initiatives. Planting proposals should include robust native species, such as pine, rowan, gean, willow and birch with some forest scale broadleaves such as oak and also include a proportion of shrub species, such as hawthorn, elder, bird cherry and sloe. Appropriate

avenue trees include sycamore or a related maple, which seems to do well in the exposed climate.

Access links along and between the burns, to the school and around new housing could be further developed. This expanded path network, linked in part to new development, but also to creating more access along the burns, should be considered within the establishment of a core path network for Buckie.

Enhancement proposals should aim to expand woodland along the burn west of the Buckpool golf course and the westerly tributary of the Burn of Buckie. New planting should be of appropriate riparian species enhanced by species such as Scots pine, oak and other large headed broadleaved trees as appropriate. The current SFGS supports the establishment of riparian woodland.

The possibility of siting high quality business type development on the land to the north of the distillery has also been discussed, and woodland established in advance along the tributary to the Burn of Buckie would provide some containment for such a development.

New planting to create a setting for any new development should also reinforce the sense of arrival to the town. Planting proposals primarily aimed at providing an immediate setting for new development are most likely to be achieved as part of future development plans.

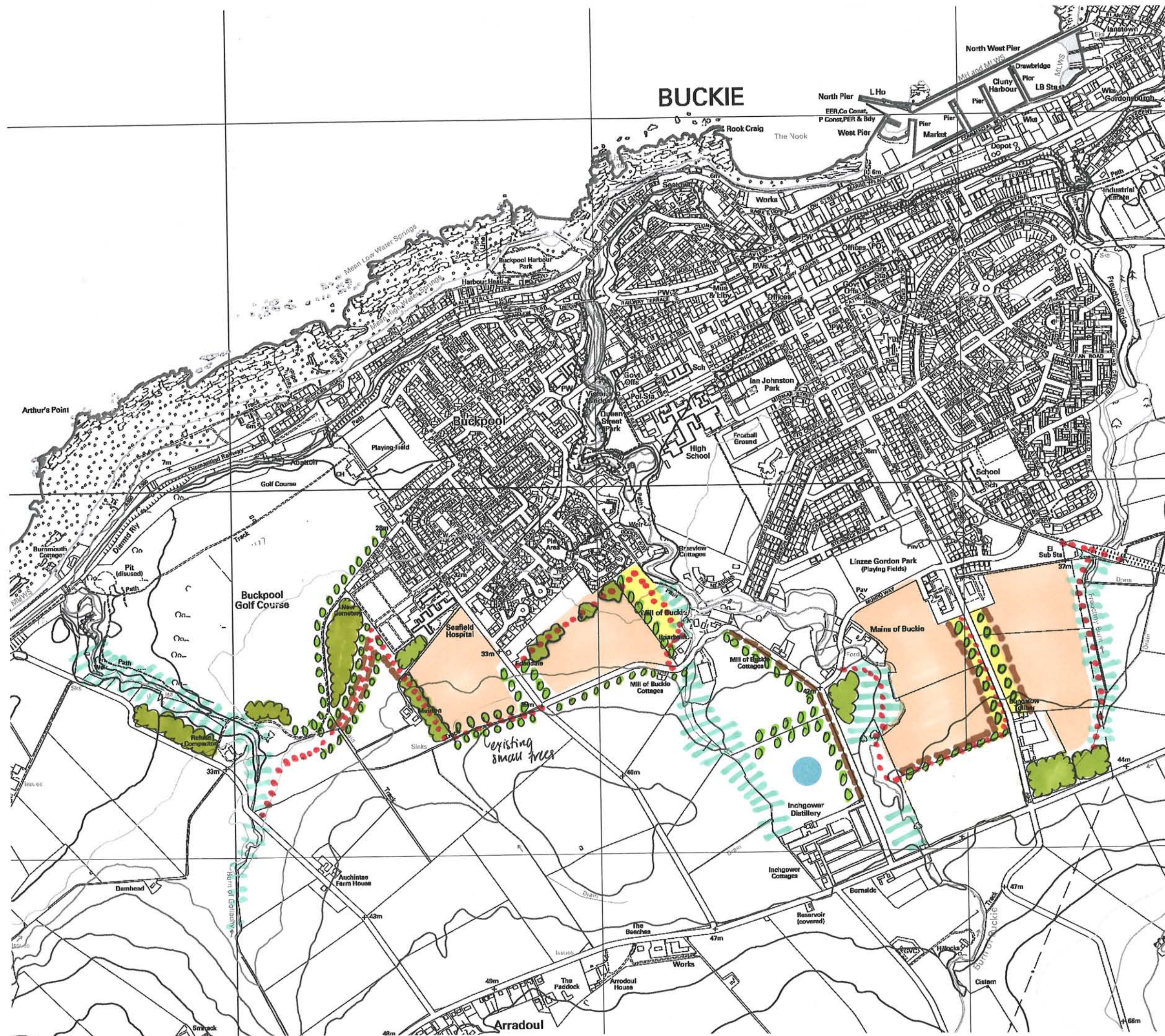
INTEGRATION OF NEW DEVELOPMENT INTO THE MORAY LANDSCAPE

**Buckie West**

LANDSCAPE ENHANCEMENT PROPOSALS

Scale 1:10 000

-  Suggested locations for development
-  New woodland structure planting
-  Riparian woodland
-  Feature trees
-  Consider hedge planting
-  Public open space
-  New footpaths and other access routes
-  Potential business use site



## 9 CONCLUSIONS AND LONG TERM STRATEGIC OPTIONS

The purpose of this study was to identify potential opportunities for development which would allow the expansion of Buckie while retaining the existing character of the settlement and important qualities of its landscape setting.

The study has concluded that historically, Buckie has had a strong relationship with the coast, both in terms of harbour based industries and in terms of its linear coastal layout. In more recent years, Buckie has extended inland, onto elevated land which is still generally orientated northwards towards the sea. The landscape setting of the town has many positive attributes, including the views over the town and from within the settlement, to the sea, the shelter and subtle containment provided by the rising slopes to the south, the incised dens which are the focus for woodland and the large proportion of older buildings in the fabric of the settlement as a whole.

### 9.1 Major Landscape and Visual Constraints

While this study has focussed on landscape opportunities and constraints, it also recognised that some constraints related to the perception and character of the existing settlement, therefore opportunities to use development to strengthen positive qualities and enhance the settlement were recognised as having a particular significance. The major constraints to development which would respect the existing character and setting of the town were therefore:

- The shelter and visual containment provided by the rising ground to the south of the town
- The relationship between development and the north facing slopes, which maintains and reinforces the settlement's relationship with the sea
- The pronounced, steep sided narrow dens with wooded slopes which provide some diversity in a relatively simple landscape, and are a main focus for informal recreation
- The frequent views to the sea, either from roads and paths outwith the town, or from long straight streets within the town

### 9.2 Major Landscape and Visual Opportunities

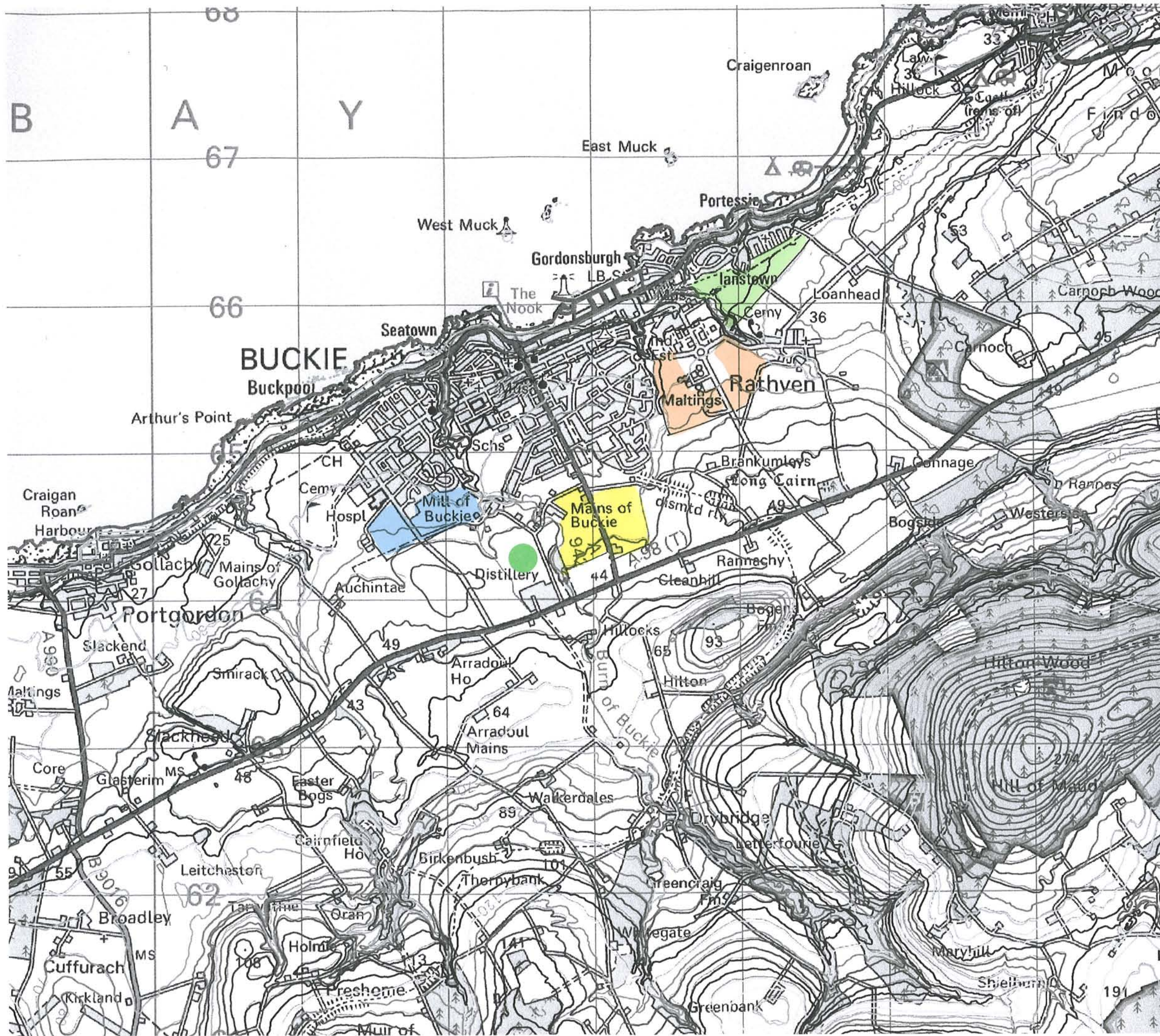
A number of sites have been identified which have the potential to expand the settlement and still maintain the landscape character, scenic quality and visual attributes of Buckie and its setting. In all cases some mitigation would be required as part of any future development and these are further developed in the accompanying section on Landscape Enhancement. The major opportunities for development are therefore:

- Expansion across low lying land to the south of the settlement around Portessie and Ianstown

- Expansion across the shallow, contained north facing slopes adjacent to the south west edge of the settlement
- Expansion across the level fields adjacent to the settlement on either side of the A942

### **9.3 Long Term Options for Settlement Expansion**

No long term options for settlement expansion were identified within this assessment, although the opportunities identified above identify more land allocation than may be necessary for immediate needs.



INTEGRATION OF NEW DEVELOPMENT INTO THE MORAY LANDSCAPE

**Buckie**

**CONCLUSIONS AND LONG TERM OPTIONS**

Scale 1:25 000

Recommended Locations for Development

- Expansion across low lying land to the south of Portessie and Ianstown
- Expansion across the shallow north facing slopes adjacent to the south west edge of the settlement
- Expansion across the level fields adjacent to the settlement on either side of the A942
- Expansion of industrial estate
- Potential location for future prestigious business site, once landscape setting has been established

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